

After recording return to:

Jordanelle REF Acquisition LLC  
c/o Momentum  
10421 South Jordan Gateway Blvd  
Suite 200  
South Jordan, UT 84095

Tax ID Nos.: 00-0021-5308; 00-0021-5309; 00-0021-5310

**DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS AND RESERVATION OF EASEMENTS  
(Including Association Bylaws)**

**Jordanelle Ridge Master Planned Community**

**Heber City, Wasatch County, Utah**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS for the JORDANELLE RIDGE MASTER PLANNED COMMUNITY (together with all amendments, supplements, and other modifications hereto, the "**Declaration**") is made on this 29<sup>th</sup> day of November, 2021 by Jordanelle REF Acquisition LLC, a Delaware limited liability company ("**Declarant**"), in its capacity as the owner of the Jordanelle Ridge Master Planned Community (the "**Community**") in the City of Heber, Utah (the "**City**"). By executing and recording this Declaration, Declarant hereby declares that the real property described in **Exhibit A** and any additional property (collectively the "**Property**") made subject to this Declaration in the future by amendment or **Supplement** (defined below in Section 2.01) shall constitute the Community referred to in this Declaration. This Declaration and any Supplement hereto shall run with the title to such Property, shall govern the development and use of such Property, and shall be binding upon current and future owners of any portion of the Property, their respective heirs, successors, successors-in-title, and assigns, and any other person or entity that now or hereafter has any legal, equitable, or beneficial interest in any portion of such Property. This Declaration and any Supplement hereto shall also be binding upon the Jordanelle Ridge Master Association and its successors and assigns. By taking title to Property in the Community, all **Owners** (defined below in Section 2.01) join in and accept the intent, purposes, and objectives of this Declaration and agree to be bound by it. Each party bound by the terms of this Declaration acknowledges the benefits received from its existence and the Declarant's prior actions and accepts these benefits and the burdens that accompany this Declaration.

## RECITALS:

A. Declarant is Jordanelle REF Acquisition LLC, a Delaware limited liability company.

B. The Property will be developed as a mixed-use master planned community known as the Jordanelle Ridge Master Planned Community pursuant to the Master Plan approved by the City on June 24, 2020 (as the initial *Development Plan* as defined below in Section 2.01) and the Master Development Agreement with the City (the "*MDA*") entered into on June 24, 2020 and recorded July 28, 2020 as entry 481606 in book 1303, page 1632 of the *Public Records* (defined below in Section 2.01) as such Development Plan and MDA may be altered or amended from time to time. It is currently anticipated that the Community will contain *Residential Units*, *Apartment Units*, *Commercial Units*, *Recreational Units*, and *Hotel Units* (each a "*Unit*" and each defined below in Section 2.01). The Community will also contain common areas such as parks, open space and private alleys (the "*Common Areas*") which are intended to be used and enjoyed by the Owners pursuant to the provisions of this Declaration.

C. Pursuant to Section 12.06(a) of the Declaration, Declarant may unilaterally amend the Declaration governing the Property at any time until the *Change in Control Date* (defined in Section 1.02(e) of the Bylaws).

D. In furtherance of the Development Plan for the Community, Declarant intends to adopt the provisions of this Declaration for the benefit of the Owners of the Property, all of which provisions shall run with the title to the Property and each Unit within the Property. In addition, Declarant has created or will create the Jordanelle Ridge Master Association (the "*Association*") to which Declarant in due course will delegate and assign, among other things, (1) the powers of owning, maintaining and administering the Common Areas, (2) the duties of administering and enforcing this Declaration, and (3) the duties of collecting and disbursing the assessments and charges hereinafter created in connection with the operation, maintenance, repair and replacement of the Common Areas and the functions and obligations of the Association created hereunder.

## ARTICLE 1 GENERAL

1.01 **General Purposes.** Declarant intends to develop the Community as a mixed-use master planned community known as the Jordanelle Ridge Master Planned Community pursuant to the MDA and the Development Plan with *Neighborhoods* (defined below in Section 2.01) having various Residential Units, Apartment Units, Commercial Units, Recreational Units, Hotel

Units, Common Areas, and other permissible uses. Declarant intends that this Declaration (i) establish and provide for the continued maintenance of the Community as an attractive and desirable mixed-use community, (ii) preserve and add long term value to the Property for the benefit of the Owners, (iii) create and preserve open space with an integral trail and park system, and (iv) provide the Community rules governing the development, maintenance, and use of the Property within the Community.

1.02 **Densities.** The densities for the Community are generally defined in the Development Plan and may be further set forth or clarified by the MDA or a recorded subdivision plat.

1.03 **Association.** Declarant has or will create the Association as a Utah non-profit corporation. The Members of the Association will be the Owners (including Declarant) of Units within the Community. Declarant intends to delegate and assign to the Association the powers of owning, maintaining and administering the Community's Common Areas and private streets, the duties of administering and enforcing this Declaration, and of levying, collecting and disbursing the assessments and charges herein created.

1.04 **Declaration.** In order to further the general purposes stated above, Declarant hereby declares that all of the Property shall at all times be owned, held, sold, conveyed, occupied, used, and enjoyed subject to the provisions of this Declaration and to the covenants, conditions, restrictions, equitable servitudes, reservations, easements, assessments, charges, and liens provided, referred to or incorporated herein, all of which shall run with the Property and all of which shall burden, benefit, and be binding upon Declarant, all other persons or entities having or acquiring any right, title or interest in the Property, and their respective successors, assigns, heirs, devisees and personal representatives.

1.05 **Supplement and Exclusions to Declaration.** At any time prior to the Change of Control Date, Declarant may add or remove any real property to or from the terms of this Declaration by recording in the Public Records a Supplement or *Exclusion* (defined below in Section 2.01) that (i) describes such property, (ii) declares that such property is or is not subject to this Declaration, and (iii) is signed and acknowledged by Declarant. Supplements by which real property is submitted to the terms of this Declaration may be necessary when new Neighborhoods are added to the Community.

1.06 **Form of Conveyancing; Leases.** Any deed, lease, mortgage, deed of trust, purchase contract or other instrument conveying or encumbering title to a Unit shall describe the interest or estate involved substantially as follows:

Lot (or Unit) No. \_\_\_\_\_ as identified on the Plat recorded in the Office of the Wasatch County Recorder as Entry \_\_\_\_\_, Map # \_\_\_\_\_ contained within Plat "\_\_\_\_\_" Jordanelle Ridge Master Planned Community, City of Heber, Wasatch County, Utah (as such Plat may have heretofore been amended or supplemented), SUBJECT TO the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements (Including Association Bylaws) for the Jordanelle Ridge Master Planned Community, as recorded in the Office of the Wasatch County Recorder as Entry \_\_\_\_\_ (as said Declaration may have heretofore been amended or supplemented), TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration (as said Declaration may have heretofore been amended or supplemented).

Whether or not the description employed in any such instrument is in the above-specified form, however, all provisions of this Declaration shall be binding upon and shall inure to the benefit of any party who acquires any interest in a lot or Unit.

**1.07 Right to Develop and Market.** Notwithstanding anything in this Declaration to the contrary, no provision of this Declaration is intended or shall be construed to prevent or limit Declarant's rights to develop and market the Community and to exercise the rights reserved by Declarant as herein provided. Such rights reserved to Declarant include, but are not limited to, the right to maintain a reasonable number of promotional, advertising, and/or direction signs, or similar items at any place or places on the Property, provided that any such item is of a size and in a location as is reasonable and customary and shall be of professional quality.

## ARTICLE 2 DEFINITIONS

2.01 Unless otherwise expressly provided herein, capitalized words and phrases used in this Declaration shall have the following meanings:

**"Apartment Lot"** shall mean a subdivided parcel of land within the Community that has been approved by the City for the construction of residential apartments and designated as such on the applicable Plat or in an Exhibit or Supplement to this Declaration. Although an Apartment Lot shall be a single Unit, the number of votes and assessments shares for an Apartment Lot shall be equal to the number of completed individual **Apartment Units** (as defined below) constructed on the Apartment Lot multiplied by the applicable Apartment Factor (as defined in Section 11.01 below). In this respect, for any Unit containing separate residential dwellings that are intended to be leased to separate families, such Unit shall have the number of votes and shall pay for assessments equal to the number of separate dwellings within such Unit multiplied by the applicable Apartment Factor (as defined in Section 11.01 below). For example, if (i) an Apartment Lot has 24 completed apartments with a certificate of occupancy,

(ii) a Common Assessment of \$100.00 is made against each Unit, and (iii) the Board has determined that the Apartment Factor for the Common Assessment is 0.75, then the Common Assessment payable by such Apartment Lot would be \$1,800.00 (24 X \$100 X .75).

**“Apartment Unit”** shall mean an individual residential unit constructed on an Apartment Lot.

**“Articles”** shall mean the Articles of Incorporation of the Jordanelle Ridge Master Association, as such Articles may be amended from time to time.

**“Association”** shall mean the Jordanelle Ridge Master Association to be formed by Declarant pursuant to the laws of the State of Utah.

**“Association Special Assessment”** shall mean the charge against each Owner and the Owner’s particular lot or Unit for the purposes specified in Section 11.04.

**“Board”** shall mean the Board of Directors of the Association, appointed by Declarant during the Declarant Control Period or elected by the Owners following the Change of Control Date in accordance with this Declaration, the Articles, Rules and Regulations and Bylaws of the Association.

**“Builder”** shall mean a person (including without limitation a legal entity) who purchases one or more unimproved or improved lots or parcels of land within the Community for further subdivision or development and resale in the ordinary course of their business. Builders have the same privileges and responsibilities as Owners during the time that they own Units for construction and resale, including the privileges of membership in the Association. In addition, to further the purposes of this Declaration and to enhance the development of specific Neighborhoods, Declarant may extend any of the rights it has reserved under this Declaration with respect to development, marketing, and sale of property in the Community to such Builders as it may designate from time to time.

**“Bylaws”** shall mean the Bylaws of the Association as set forth in **Exhibit B** attached hereto, as such bylaws may be amended from time to time. Until the Change in Control Date, the Board may amend the Bylaws at any time and for all purposes without a vote of the Owners or Members of the Association.

**“Capital Improvement Assessment”** shall mean the charge against each Owner and the Owner’s Unit for the purposes specified in Section 11.05.

**“Change of Control Date”** shall mean the date on which Declarant’s Class B voting rights terminate pursuant to the provisions of Section 1.02(e) of the Bylaws.

**“City”** means the City of Heber, Wasatch County, Utah.

**“Commercial Lot”** shall mean a subdivided parcel of land within the Community that has been approved by the City for the construction of commercial product type and designated as such on the applicable Plat or in an Exhibit or Supplement to this Declaration. Although a Commercial Lot shall be a single Unit, the number of votes and assessments shares for a Commercial Lot shall be equal to the square footage of interior floor area of all commercial buildings on such lot multiplied by the applicable Commercial Factor (as defined in Section 11.01 below). In this respect, for any Unit containing a commercial product type, such Unit shall have the number of votes and shall pay for assessments equal to the square footage of the interior floor area within such Unit multiplied by the applicable Commercial Factor (as defined in Section 11.01 below). For example, if (i) a Commercial Lot has 2,000 square feet of interior floor area, (ii) a Common Assessment of \$100.00 is made against each Unit, and (iii) the Board has determined that the Commercial Factor for the Common Assessment is .01, then the Common Assessment payable by such Commercial Lot would be \$2,000 (2,000 X \$100 X .01). For the purposes of this Section 2.01 "interior floor area" shall include delivery and service areas, outside food, beverage and snack areas, including patios, and drive-through lanes, but shall not include outside common areas of multi-tenant structures, parking areas, walkways or landscaped areas.

**“Common Assessment”** shall mean the charge against each Owner and the Owner’s lot or Unit for the purposes specified in Section 11.02.

**“Common Areas”** shall mean all the real property, Improvements, facilities and equipment owned or managed by the Association, or owned by another person subject to an agreement, lease, license, trust, easement or other arrangement which grants or imposes rights or responsibilities for Declarant or the Association for the benefit of more than one Owner. The Common Areas within the Community shall include without limitation the community open space, any roads or alleys not dedicated to and accepted by the City, and any other areas within the Community clearly intended as and identified as common area, limited common area, or Association property, which areas may be specified in the Development Plan and, where applicable, in other separately recorded documents identifying Common Areas or specifying an interest of the Association with respect to any Common Areas. Common Areas may include property in which the Association has an interest as a co-tenant, licensee, grantee of an easement, or beneficiary or holder of an interest in a trust or other entity holding title to the Common Area. Common Areas shall also include any communications systems, electronic networks or cable TV systems operated, leased, or subscribed to by the Association for the benefit of the Owners within the Community. The Common Areas include any property and facilities in which the Association holds possessory or use rights for the common use or benefit of more than one Unit and any property that the Association holds under any or easements in favor of the Association.

Common Areas shall not include (i) any roads dedicated to and accepted by the City, (ii) any parks dedicated to and accepted by the City or other legal entity and for which the Association no longer has any responsibility, or (iii) any Neighborhood Common Area.

**“Common Expenses”** shall mean the expenses (including allocations for Reserves) incurred or assessed by the Association in fulfilling its duties.

**“Declarant”** shall mean Jordanelle REF Acquisition LLC, a Delaware limited liability company and any successors and assigns to whom Jordanelle REF Acquisition LLC, a Delaware limited liability company assigns, in whole or in part, the rights of Declarant hereunder by an express written assignment.

**“Declarant Control Period”** shall mean the period commencing on the date on which the Association is formed and ending on the Change of Control Date.

**“Declaration”** shall mean this Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for the Jordanelle Ridge Master Planned Community as amended from time to time.

**“Design Guidelines”** shall mean the design guidelines adopted by Declarant in accordance with this Declaration, as amended from time to time by the Association, including without limitation any design guidelines kept on file by the Board. Specific Design Guidelines may be developed for specific Neighborhoods.

**“Design Review Committee”** shall mean the Design Review Committee for the Community created to ensure compliance with the Design Guidelines pursuant to Article 6 hereof.

**“Development Agreement”** shall mean any agreement executed by and between the City and Declarant or a Builder and Declarant pertaining to the development of any portion of the Community.

**“Development Assignee”** shall mean any person or entity that, in conjunction with acquiring all or part of the Property from Declarant, receives an assignment of Declarant’s rights pursuant to this Declaration, including Declarant’s Class B voting rights, pursuant to Section 12.02 of this Declaration.

**“Development Plan”** shall mean the Master Plan for the Community approved by the City as the same may be amended from time to time, including without limitation the final plats recorded in the Public Records. The Development Plan is not intended to set forth the final approved configuration of all elements of the Community.

**“Director”** shall mean a member of the Board.

**“Dissolution”** shall mean acts or non-acts by the Association that cause the voluntary or involuntary dissolution of the Association.

**“Exclusion”** shall mean a document recorded by the Declarant in the Public Records prior to the Change of Control Date to remove any real property from the terms of this Declaration and which (i) describes such property, (ii) declares that such property is not subject to this Declaration, and (iii) is signed and acknowledged by Declarant.

**“Golf Course”** shall mean all portions of the Property improved or to be improved with a golf course and related facilities.

**“Guest”** shall mean any family member, tenant or invitee of an Owner, or any family member, tenant or invitee of such a person. Guests shall be limited to a reasonable number of persons visiting or occupying a Units in a manner customary for the type of use of a Unit. The declarant or Board may establish Rules and Regulations for Guests.

**“Hotel Lot”** shall mean a subdivided parcel of land within the Community that has been approved by the City for the construction of a hotel and designated as such on the applicable Plat or in an Exhibit or Supplement to this Declaration. Although a Hotel Lot shall be a single Unit, the number of votes and assessments shares for a Hotel Lot shall be equal to the number of completed individual hotel rooms, suites, cabanas, cabins or other living areas designed for overnight occupancy by Guests, constructed on the Hotel Lot multiplied by the applicable Hotel Factor (as defined in Section 11.01 below). In this respect, for any Unit consisting of a hotel, such Unit shall have the number of votes and shall pay for assessments equal to the number of separate hotel rooms, individual hotel rooms, suites, cabanas, cabins or other living areas designed for overnight occupancy by Guests, within such Unit multiplied by the applicable Hotel Factor (as defined in Section 11.01 below). For example, if (i) a Hotel Lot has 100 completed hotel rooms designed for overnight occupancy by Guests, (ii) a Common Assessment of \$100.00 is made against each Unit, and (iii) the Board has determined that the Hotel Factor for the Common Assessment is 0.75, then the Common Assessment payable by such Hotel Lot would be \$7,500.00 (100 X \$100 X .75).

**“Improvements”** shall mean all structures and appurtenances thereto of every type and kind, including, without limitation, buildings, out buildings, walkways, garages, carports, roads, driveways, parking areas, recreational amenities, fences, screening walls, retaining walls, stairs, decks, landscaping, hedges, windbreaks, planting, planted trees and shrubs, and related fixtures and equipment.



***“Initial Assessment or Reinvestment Assessment”*** shall mean the initial assessment or reinvestment assessment made as set forth in Section 11.02(c) below.

***“Limited Common Area”*** shall mean a certain portion of Common Area assigned for the exclusive use or primary benefit of less than all Units. Limited Common Areas might include such things as entry features, recreational facilities, lakes, green space, green courts, and landscaped medians and cul-de-sacs, among other things. The Declarant may designate property as Limited Common Area and assign it to a particular Neighborhood or particular Units on the recorded plat depicting such property, in the deed conveying such property to the Association, in the Supplement by which the property is submitted to the terms of this Declaration, or other instrument recorded by Declarant against the Limited Common Area and the Neighborhood or particular Units within the Service Area served by such Limited Common Area.

***“Live-Work Unit”*** shall mean a Residential Unit in which an Owner operates a business, provided the business is not disruptive, burdensome, or detrimental to the residential character of the Neighborhood and operates in compliance with Section 7.03. The number and location of Live-Work Units allowed in each phase or Neighborhood shall be determined by the Declarant in its sole discretion and only Units so designated may be used as Live-Work Units. The business use of the Unit shall be ancillary to the residential use, and no use shall be allowed that could be deemed to be a nuisance to other Units. Only ancillary businesses with a minimum impact upon the residential character of the Community shall be allowed in Live-Work Units, such as professional offices (e.g., accountants, attorneys, architects, and engineers), barbershops, and beauty salons. The business is subject to the commercial licensing requirements of the City. Under no circumstances shall industrial, retail, or other heavy commercial uses be allowed in the Live-Work Units. The area allowed for the business use in the Live-Work Unit shall not exceed 1,500 square feet and must be specifically approved by the Design Review Committee as a business area prior to construction of the Unit.

***“Managing Agent”*** shall mean any person or entity appointed or employed as an agent to manage the Common Areas.

***“Member”*** shall mean a member in the Association through ownership of a Unit within the Community. Any Owner of a Unit is automatically a Member of the Association.

***“Mortgage”*** shall mean any mortgage or deed of trust or other conveyance of a lot or Unit given to secure a loan from a lender in the business of making or holding real estate loans, provided that the loan is used to finance the purchase of the lot or Unit and the lien and security interest for such loan will be void and reconveyed upon the repayment of such loan, and further provided that such lender is not affiliated in any way with the Owner of the lot or Unit.

**“Mortgagee”** shall mean a person to whom a Mortgage is made and shall include the beneficiary of a deed of trust. The term **“First Mortgagee”** shall include any Mortgagee who, by virtue of the Owner’s Mortgage holds a first and prior lien upon any lot or Unit superior to the lien of any other Mortgagee.

**“Mortgagor”** shall mean a person who mortgages the Owner’s lot or Unit to another (i.e., the maker of a Mortgage), and shall include the trustor of a deed of trust.

**“Neighborhood”** shall mean a portion of the Community identified by the Declarant or the Association from time to time as an area or group of Units for purposes of application of certain provisions of this Declaration or the Rules and Regulations. A Neighborhood shall include, but is not limited to, any Units that are included in a Neighborhood Association created by Declarant, a Builder, or the Association. A Neighborhood may be comprised of Units of more than one type and may include Units that are not contiguous.

**“Neighborhood Association”** shall mean a separate condominium or owners association created by Declarant, a Builder, or the Association to administer additional covenants applicable to a particular Neighborhood, such as a portion of the Community developed as condominiums or having special requirements or significant Limited Common Area. A Neighborhood Association must at all times comply with this Declaration.

**“Neighborhood Common Area”** shall mean certain real property owned by a Neighborhood Association for the exclusive use or primary benefit of the Units within such Neighborhood. Neighborhood Common Areas may include such things as entry features, recreational facilities, green space, green courts, and landscaped medians and cul-de-sacs, among other things. The Declarant may designate property as Neighborhood Common Area and assign it to a particular Neighborhood Association on the recorded plat depicting such property, in the deed conveying such property to the Association, in the Supplement by which the property is submitted to the terms of this Declaration, or other instrument recorded by Declarant against the Neighborhood where such Neighborhood Common Area is located. A Builder or Neighborhood Association may create a Neighborhood Common Area within a Neighborhood to be maintained at the costs and expense of the Neighborhood Association provided that such Neighborhood Common Area is not created from the Common Area of the Association without the written consent of the Association.

**“Nightly-Rental Unit”** shall mean a Residential Unit (single family home, townhome, or condominium unit and specifically excluding a Hotel Unit) in which an Owner shall have the right to rent a Unit on a nightly basis or other period of less than one week in accordance with this Declaration, the Bylaws, the Rules and Regulations and other applicable Association rules, provided the rental is not disruptive, burdensome, or detrimental to the residential character of the Neighborhood. The number and location of Nightly-Rental Units allowed in each phase or

Neighborhood shall be determined by the Declarant in its sole discretion and only Units so designated may be used as Nightly-Rental Units. The rules that govern the Nightly-Rental Units shall be established by the Declarant. All Nightly-Rental Units are subject to the licensing or other requirements of the City.

**“Owner”** shall mean the person, including Declarant, holding title of record to any Unit as reflected in the Public Records (including without limitation contract purchasers under executory contracts of sale), but excluding those persons having such interest merely as security for the performance of an obligation. For purposes of membership in the Association (i.e., voting) and being obligated to pay assessments levied against Units by this Declaration, the term shall refer to owners of the Units. If a Unit has more than one Owner, all co-owners are jointly and severally obligated to perform the responsibilities of the Owner under this Declaration, but such co-owners shall appoint one person to be the Owner for purposes of voting hereunder. Every Owner is automatically a Member of the Association. However, there shall be only one Association membership per Unit. Thus, if a Unit has more than one Owner, all co-owners of the Unit shall share the privileges of such membership, subject to reasonable Board regulation and the restrictions on voting set forth below and in the Bylaws. If an Owner is a corporation, a partnership, or other legal entity, its membership rights may be exercised by any officer, director, partner, or trustee, or by an individual the Owner designates from time to time in a writing to the Association's Secretary, except that only the individuals residing in the Unit shall be entitled to use any Common Areas available for use by Owners.

**“Plat”** shall mean a recorded subdivision plat, as amended from time to time, covering lots, Units, and/or Common Areas within the Community.

**“Community”** shall mean the Jordanelle Ridge Master Planned Community as it exists at any time. The Community is not a cooperative.

**“Property”** shall mean the real property located in Heber City, Utah as described on Exhibit A attached hereto or in any Supplement to this Declaration.

**“Public Records”** shall mean the Office of the County Recorder of Wasatch County, Utah.

**“Recreational Lot”** shall mean a subdivided parcel of land within the Community that is not a Common Area or Limited Common Area that has been approved by the City for recreational use (including, but not limited to, a golf course or tennis facility) and designated as such on the applicable Plat or in an Exhibit or Supplement to this Declaration. Although a Recreational Lot shall be a single Unit, for a Recreational Lot that is a golf course, the number of votes and assessments shares for such Recreational Lot shall be equal to the number of golf course holes, whether open for play or to be developed pursuant to the Development Plan,

multiplied by the applicable Recreational Factor (as defined in Section 11.01 below) for that recreational use. For each Recreational Lot that is a building, the number of votes and assessments shares for such Recreational Lot shall be equal to the number of square feet of interior floor area of the building which is constructed on such Recreational Lot for which a certificate of occupancy or other comparable final authorization permitting occupancy or use of such building has been issued by applicable governmental authorities, multiplied by the applicable Recreational Factor for that recreational use. For a non-structural recreational product type (for example, golf course or outdoor tennis courts), the number of votes and assessments shares for such Recreational Lot shall be equal to the number of square feet improved with non-structural recreational product type on such Recreational Lot, multiplied by the applicable Recreational Factor for that recreational use. Parking areas, walkways and landscaped areas shall not be included in the determination of the square footage allocated in connection with non-structural recreational product type. For example, if (i) a Recreational Lot that is a golf course has 18 holes, (ii) a Common Assessment of \$100.00 is made against each Unit, and (iii) the Board has determined that the Recreational Factor the Common Assessment for golf use is 10, then the Common Assessment payable by such Recreational Lot would be \$18,000.00 (18 X \$100 X 10).

**“Reserves”** shall mean those reserves anticipated in Sections 11.02(b) and 11.03.

**“Rules and Regulations”** shall mean the Rules and Regulations for the Community adopted by the Board pursuant to Section 2.03 of the Bylaws, as such Rules and Regulations may be amended from time to time by the Board. The Rules and Regulations may govern, among other things (i) the use of the Common Areas, (ii) the use of any streets, driveways or parking areas owned by the Association, (iii) the collection and disposal of refuse, (iv) uses and nuisances pertaining to the Community, (v) the fines assessed for violations of this Declaration, the Bylaws, or the Rules and Regulations, and (vi) all other matters concerning the use and enjoyment of the Property and the conduct of Owners and their invitees within the Community.

**“Service Area”** shall mean a portion of the Community in which the Units share Limited Common Areas or receive special benefits or services from the Association that the Association does not provide to all Units within the Community. A Unit may be assigned to more than one Service Area, depending on the number and types of special benefits or services it receives. A Service Area may be comprised of Units of more than one type and may include Units that are not contiguous. Declarant or the Association may designate Service Areas and assign Units to a particular Service Area in a Supplement.

**“Shared Lot Common Area”** shall mean an area or feature along a Unit or lot boundary common to two or more Units, such as a shared wall, fence, or roof, which area is for the exclusive use and enjoyment of the Owners of the lots sharing such common feature between them.

**“Short Term Rental”** means the rental of any Residential Unit (single family home, townhome, or condominium unit and specifically excluding a Hotel Unit) for a period of less than thirty (30) days to a single entity, person, or family, and includes Nightly-Rental Units. The number and location of Short Term Rentals allowed in each phase or Neighborhood shall be determined by the Declarant in its sole discretion and only Units so designated may be used as Short Term Rentals. The rules that govern the Short Term Rentals shall be established by the Declarant. All Short Term Rentals are subject to the licensing or other requirements of the City.

**“Specific Assessment”** shall mean the charge against a particular Owner and the Owner’s lot or Unit for the purposes specified in Section 11.06.

**“Supplement”** shall mean a document recorded in the Public Records by the Declarant prior to the Change of Control Date to make real property subject to the terms of this Declaration or to designate any specific rights or obligations here under which (i) describes such property, (ii) declares that such property is subject to this Declaration and, if applicable, designates any specific rights or obligations hereunder, and (iii) is signed and acknowledged by Declarant.

**“Supplemental Assessment”** shall mean the charge against an Owner of a lot or Unit and such Owner’s lot or Unit for the purposes specified in Section 11.03.

**“Unit”** shall mean a physical portion of the Community designated by the Declarant or a Builder as a “Unit” on a Plat or otherwise for separate ownership or occupancy but excluding individual hotel rooms and Apartment Units. A Unit that is zoned or otherwise intended for development, use, and occupancy as an attached or detached residence for a single family is sometimes referred to as a **“Residential Unit.”** A Unit that is zoned or otherwise intended for development, use, and occupancy of a commercial building is sometimes referred to as a **“Commercial Unit.”** A Unit that is zoned or otherwise intended for development, use, and occupancy as a hotel is sometimes referred to as a **“Hotel Unit.”** A Unit that is zoned or otherwise intended for development, use, and occupancy as a golf course, tennis facility, or other recreational purpose is sometimes referred to as a **“Recreational Unit.”** The term “Unit” refers to the land, if any, which is part of the Unit, as well as to any structures or other Improvements on the Unit. In the case of a building within a condominium or other structure that is not a hotel containing multiple dwellings, each dwelling shall be deemed to be a separate Unit. A parcel of land is considered a single Unit until a subdivision plat, survey, or condominium instrument is recorded subdividing it into more than one Unit. The term does not include Common Areas, Limited Common Areas, Neighborhood Common Areas, or property dedicated to the public. Although an Apartment Lot, Hotel Lot, Commercial Lot, and Recreational Lot are each a single Unit pursuant to the foregoing, for all purposes of voting and assessments, the number of votes and assessments allocated to such Units shall be determined by the formula as set forth in the applicable definition in this Section 2.01 and further described in Section 11.01 below.

**ARTICLE 3**  
**JORDANELLE RIDGE MASTER ASSOCIATION**

3.01 **Association.** The Association shall do such things as are within its powers and as may reasonably be required to maintain the Community and its Common Areas as an attractive and desirable community. The Members of the Association shall be the Owners, including Declarant, of Units within the Community. The duties and powers of the Association shall relate to the Community as a whole and to the ownership and use of the Common Areas, their care, maintenance and upkeep, including the imposition of assessments upon the Owners and their Units for such purposes and any other lawful purposes of the Association in accordance with this Declaration.

3.02 **Neighborhood Associations and Service Areas.** The Declarant, a Builder, or the Association may create one or more Neighborhood Associations or Service Areas within the Community from time to time to serve the special needs of or provide special services to Owners within such Neighborhoods or Service Areas that are not generally applicable to the Community as a whole.

(a) Neighborhood Associations. If a portion of the Community is developed as condominiums, or if other portions of the Community may have special requirements or significant Limited Common Area, the Declarant, a Builder, or the Association may establish a separate Neighborhood Association for that particular area or portion of the Community. However, nothing in this Declaration requires the creation of a Neighborhood Association, and a Neighborhood Association shall be subject to and subordinate to the Association and this Declaration. Any Neighborhood Association shall be responsible for administering any additional covenants applicable to the Property within its jurisdiction and for maintaining any Neighborhood Common Area or property which it owns or which its covenants designate as being for the common benefit of its Members. A Neighborhood Association may promulgate rules and requirements in addition to and more stringent than those of the Association, but the Owners of Units in the Neighborhood Association are still subject to this Declaration, the Bylaws, and the Rules and Regulations unless a different rule and requirement applicable to the Neighborhood Association is approved in a writing that is signed and acknowledged by the Declarant or Association.

(b) Creation of Service Areas. Declarant or the Association may also create and place Units into one or more Service Areas in which the Units share Limited Common Areas or receive special benefits or services from the Association that it does not provide to all Units within the Community. A Unit may be assigned to more than one Service Area, depending on the number and types of special benefits or services it receives. A

Service Area may be comprised of Units of more than one type and may include Units that are not contiguous. Declarant may initially designate Service Areas (by name or other identifying designation) and assign Units to a particular Service Area in a Supplement. Prior to the Change in Control Date, Declarant may unilaterally amend this Declaration or any Supplement to change Service Area boundaries or modify the terms of a Service Area. In addition, the Board may, by a resolution recorded in the Public Records, designate Service Areas and assign Units to them upon the affirmative vote of Owners exceeding 50% of the Units affected by the proposed designation.

(c) Service Area Committees. The Owners of Units within each Service Area may elect a "***Service Area Committee***" of no more than five (5) members to represent and act on behalf of the Owners with respect to the services and benefits that the Association provides to the Service Area. References to Service Areas herein shall also refer to such Service Area Committees, if appropriate from the context. Any assessment or action taken by the Board directed at or primarily affecting a Service Area shall be made in consultation with (but shall not require the approval of) such Service Area Committee.

(d) Alleyway Service Area. Any Unit which has a garage, driveway, or other portion of the Unit that is accessed over a private alley within the Community shall be part of an Alleyway Service Area, and the Board shall make a Supplemental Assessment for the Alleyway Service Area for the maintenance of such private alleys.

**3.03 Duties and Powers of Association.** The Association, acting through the Board, shall have the powers and duties as provided for in the Declaration, the Bylaws, the Articles, the Rules and Regulations, and under Utah law, as well as any rights and powers that may reasonably be implied under the same, and also such additional powers as shall be reasonable and necessary, in the sole discretion of the Board, for the Association to accomplish the purposes of this Declaration. The Association may also take any action reasonably necessary in the Board's sole discretion to effectuate any such right, privilege, or purpose.

**3.04 Operation and Maintenance.** The Association shall be responsible for the operation, management, regulation, maintenance, repair and replacement of the Common Areas, including without limitation Limited Common Areas. Without limiting the foregoing, the Association shall as needed operate, manage, regulate, maintain, repair and replace any surface, subsurface, or above-surface Common Areas, including roads, alleys, parks, trails, sidewalks or other Common Areas situated on or crossing any portion of the Community or which is the subject of an easement or license in favor of Declarant and/or the Association over property that is not a part of the underlying Property within the Community but for such easement or license.

(a) The Association shall not be responsible for the repair and maintenance of Neighborhood Common Areas or Shared Lot Common Areas, but the Association may make Supplemental Assessments or Specific Assessments for such repair and maintenance if the Board in its reasonable discretion determines that such areas should be maintained by the Association for the benefit of the Community. Each Owner shall be responsible for maintaining such Owner's Unit, including without limitation the Shared Lot Common Areas, in a good and attractive condition and state of repair and in full compliance with this Declaration and the Design Guidelines; *provided, however*, that the cost of the maintenance and repair of exteriors of such Units and the Shared Lot Common Area may be borne by the Owner(s) of the Units through Specific Assessments and Supplemental Assessments levied by the Association against the affected Units or lots as set forth herein.

(b) Although the Owners of the affected Units shall bear the costs through Supplemental or Specific Assessments, the Association may maintain the exterior of townhome or condominium Units, unless the Board determines that such Units are adequately maintained by a Neighborhood Association.

(c) The Board shall have the authority to rule upon any disputes between Owners involving Limited Common Areas and Shared Lot Common Areas, and the decision of the Board shall be deemed to be final and binding.

**3.05 Health and Safety.** Neither Declarant nor the Association has any obligation or duty to provide services for health and safety within the Community, and neither Declarant nor the Association shall be liable to any Owner or such Owner's Guests, tenants, invitees, agents or employees, for any damage to property or injury unless such damage or injury is caused by the gross negligence or willful malfeasance of Declarant or the Association. Services related to the health and safety of the Owners and their Guests and invitees shall be provided by the City, and the Owners shall direct any concerns related to such issues to the City. Under no circumstances shall an Owner or Member, or a Guest of the same, have any right to enforce any duty or maintain an action related to such a duty against Declarant or the Association. Each Owner shall defend, indemnify, and hold Declarant and the Association harmless against any claims from such Owner or Owner's Guests or invitees against Declarant or the Association related to any alleged duty of Declarant or the Association to provide for the health and safety of the Community and for any damage to property or injury.

**3.06 Administration and Enforcement.** Without limiting the generality of the powers of the Association set forth above, the Association shall have the power to:

(a) Grant easements or rights-of-way required for utilities to serve the Common Areas.



(b) Employ or contract with a manager to perform all or any part of the duties and responsibilities of the Association, and delegate its power to committees, officers and employees.

(c) Contract with such persons as may reasonably be necessary or desirable to effectuate the purposes of this Declaration, including, without limitation, attorneys, accountants, and contractors to collect and dispose of solid waste and refuse, to maintain the landscaping, to provide security services, and the like, all with respect to the Common Areas.

(d) Acquire and dispose of Common Areas or any interest therein, including, but not limited to, acquiring such interests through leases, licenses, easements, or co-tenancy agreements or arrangements or through beneficial interests or ownership interests in trusts or other entities.

(e) Obtain policies of insurance including but not limited to those policies of insurance described in Section 3.07 hereof, directors and officers insurance, and errors and omissions insurance.

(f) Take such actions as may reasonably be necessary or desirable to comply with or enforce the terms and provisions of the Articles, the Bylaws, this Declaration, the Rules and Regulations, or applicable Utah law.

(g) Collect such assessments and enforce such liens as may be reasonably necessary or prudent to maintain the Common Areas in the judgment of the Board.

(h) Lease, license or grant other rights to use Common Areas to third parties.

Nothing in this Declaration shall establish any legal or other duty on the part of the Association to enforce the terms of this Declaration or any federal, state, or local ordinances. In no event shall the Association have any liability for any failure to enforce any provision in this Declaration or any federal, state, or local ordinances.

**3.07 Insurance.** The Association shall maintain such policy or policies of liability, fire and hazard insurance with respect to the Common Areas and personal property owned by the Association as required herein.

**3.08 Assessments.** The Association shall levy and collect all assessments as provided herein.

**3.09 Board of Directors.** The Association shall act through the Board as set forth herein. Unless the Articles, this Declaration, the Bylaws, the Rules and Regulations, or Utah law specifically provide otherwise, the Board may exercise the Association's rights and powers without a vote of the membership. The Board is selected as provided for in Section 1.13 of the Bylaws. The Board may institute, defend, settle, or intervene on behalf of the Association in mediation, binding or non-binding arbitration, litigation, or administrative proceedings in matters pertaining to the Common Areas or Community, enforcement of this Declaration, or any other civil claim or action. However, the Board has no legal duty to institute litigation or any other proceeding on behalf of or in the name of the Association or its Members.

**3.10 Membership in the Association.** Every Owner, upon acquiring title to a Unit in the Community, shall automatically become a Member of the Association and shall remain a Member until such time as the ownership of the Unit giving rise to such membership ceases, for any reason, at which time the successor Owner of the Unit shall become the successor Member with respect to such Unit.

**3.11 Membership Appurtenant.** Membership in the Association shall be appurtenant to and may not be separated from the ownership of a Unit. Ownership of a Unit shall be the sole qualification for membership in the Association, and such membership shall not be transferred, pledged, or alienated in any way except upon the transfer of title to the Unit giving rise to such membership, and then only to the successor in interest of title to such Unit. Any attempt to otherwise transfer a membership in the Association shall be null and void, and will not be reflected upon the books and records of the Association.

**3.12 Title to the Common Areas.** Declarant hereby agrees that it will convey, at such times and in such portions as Declarant determines in its sole discretion, or assign (where Declarant owns less than the title) all of its right, title and interest in and to the Common Areas to the Association, free and clear of all encumbrances and liens, except for the following:

- (a) conditions, restrictions and reservations of easements set forth in this Declaration or any Plat;
- (b) liens for taxes and assessments;
- (c) the terms of other rights, easements, reservations of interests, or other encumbrances, in Declarant's chain of title, excluding financial liens;
- (d) any easements, licenses, use agreements, trusts, or other agreements or arrangements relating to the ownership or use of the Common Areas, and
- (e) any rights of record.

The Declarant may delay the conveyance of the title or assignment of rights as set forth in this Section 3.12 until after the recording of applicable Plats or entitling documents in the Public Records and completion of construction of any Common Areas as required by this Declaration.

**3.13 Taxes on Common Areas.** Unless the property is exempt, or subject to separate agreement, real estate taxes or assessments levied or assessed against or upon the Common Areas shall be paid by the Association and shall constitute a portion of Common Expenses unless the applicable taxing or assessing authority is willing to allocate the same equally to each Owner's lot or Unit. Each Owner shall execute such instruments and take such action as may be reasonably specified by the Association to obtain separate real estate tax assessments for the portion of the Common Expenses allocated to the Owner's Unit.

**3.14 Damage or Destruction to Common Areas.** Damage to or destruction of all or any portion of the Common Areas shall, unless subject to separate agreement, be handled in the following manner:

(a) If the insurance proceeds are sufficient to effect total restoration in the event of damage or destruction to any Common Area, then the Association shall cause such Common Area to be repaired and reconstructed substantially as it previously existed.

(b) If the insurance proceeds are insufficient to effect total restoration, then the Association shall cause such Common Area to be repaired and reconstructed substantially as it previously existed, and the difference between the insurance proceeds and the actual cost shall be levied as a Capital Improvement Assessment against each of the Owners and their lots and Units, in accordance with the provisions of this Declaration.

**ARTICLE 4**  
**EASEMENTS AND THIRD PARTY RIGHTS**

4.01 **Easements Reserved by Declarant.** As to the Property, Declarant hereby reserves to itself and its assigns the following easements over and across all portions of the Property on which a building or other permanent structure is located:

(a) **Construction Easements and Related Rights.** Declarant hereby reserves for the benefit of Declarant and its assigns (including without limitation Builders) the right from time to time:

(i) to install utilities and infrastructure to serve the Community, including without limitation roadways, pathways, and electricity, water, sewer, phone, communications cables, and stormwater and drainage systems;

(ii) to construct, inspect, maintain, repair and replace any utilities or Improvements necessary or required for the full development of the Community on the Property owned by Declarant or a Builder, on the Common Areas, and on portions of lots outside of the building areas of Units which may be designated on a Plat;

(iii) to establish and use nonexclusive perpetual utility and other easements, leases, permits or licenses on, over, upon, across, above, under and through the Common Areas for uses including, but not limited to, access roads, paths, sidewalks, pathways, trails, clubhouses, pools, playgrounds, mailbox structures, sprinkler systems and other landscaping changes, improvements and appurtenances (including without limitation, removal of trees and other vegetation subject to any necessary governmental approvals), ponds, drainage facilities, monuments, recreational areas and amenities, parking areas, conduit installation areas, storage facilities for supplies and equipment, earth walls and other roadway supports, lights, and signage;

(iv) to create other interests, reservations, easements, exceptions and exclusions for the best interest of the Association and for the benefit of any Owner or all Owners, *provided* that any such action taken and any easement, lease, permit or license, interest, reservation, exception or exclusion established does not unreasonably impair the use of the Units designated on a Plat;

(v) to construct, establish and maintain offices, prefabricated structures or areas, booths or other structures for administrative, management, sales and promotional purposes relating to the Community; and

(vi) to extend any of the rights it has reserved under this Declaration with respect to development, marketing, and sale of property in the Community to such Builders as it may designate from time to time.

(b) **Landscaping and Drainage Easements.** Declarant hereby reserves for itself and its assigns an easement across the Property (except the portions thereof occupied by Improvements) and within all Common Areas:

(i) to revegetate, beautify, landscape or maintain portions of the Property;

(ii) to beautify and maintain portions of the Property to the extent necessary, in Declarant's judgment, to mitigate through landscaping, any potential visual impact on the Community;

(iii) to revegetate portions of the Property in order to control erosion, to beautify the Property or to restore the Property to a natural condition after damage by natural or man-made causes;

(iv) to preserve, improve, maintain, restore and revegetate natural and man-made storm drainage ways across the Property, including the building areas of the Property, which include drainage ways, and to convey water in those drainage ways; and

(v) to construct, operate, maintain, repair and replace drainage, water control, storm detention and water quality facilities on the Property, including within the building areas of lots or Units where necessary to adequately control surface water.

(c) **Easements for the Benefit of Owners.** Declarant hereby reserves for the benefit of the Association and all the Owners, the following described perpetual non-exclusive easements over all portions of the Common Areas designated on the Plats, for the use and enjoyment of the Owners and Units in accordance with this Declaration: easements, including any necessary access rights, for the installation, maintenance and repair of utilities and services; for drainage over, across and upon adjacent lots for water from normal use of adjoining lots, and for the construction, maintenance and repair of earth walls, slopes, retaining walls and other supports, *provided* that any such action

taken or any other use of such easements does not unreasonably impair the use of the Units affected thereby. Declarant also reserves any other easements referred to on any Plat as reserved by Declarant for the use and enjoyment of the Owners.

(d) **Path Easements.** Declarant or Builder may cause certain Units to be subject to an easement permitting Owner or public access trails, paths, or walkways within the boundaries of such Units (a "**Path Easement**"). Any Path Easement shall be shown and described on a Plat recorded in the Public Records, and no Path Easement shall be newly created on a Unit conveyed to an Owner without the written consent of the Owner. Declarant grants to the Association a perpetual, non-exclusive easement on, over, under, through, and across any such Path Easement for maintenance purposes, and the Owners and occupants of all Units shall have an easement permitting the use of the Path Easements for the intended purposes. In addition, the public may be granted similar use rights over any Path Easement. The use of any Path Easement shall be subject to the Rules and Regulations of the Association. The Association shall maintain the Path Easements as a Common Expense in the case of a Path Easement created by the Declarant or accepted in writing as a Common Area of the Association, and the Builder or Neighborhood Association shall maintain the Path Easements in the case of a Path Easement created by the Builder or Neighborhood Association that is not accepted by the Association as a Common Area. No Owner or other person shall place or construct any improvement or thing within a Path Easement area without the Association's prior written consent, which consent may be withheld in the Association's sole discretion, and no Owner or person shall take any action that otherwise interferes with the exercise of the easement rights provided under this Section 4.01(d).

(e) **Golf Course Easements.** Declarant hereby reserves unto itself and its successors and assigns, together with the right to grant and transfer the same to the Owner of a Unit improved with a Golf Course Product Type, a non-exclusive easement over the portions of the Property adjacent to each Unit improved with a Golf Course, for the flight of golf balls. By accepting the deed to a Unit or Condominium each Owner, for himself and his Guests, invitees, personal representatives, assigns, and heirs ("**the Owner's Related Parties**") hereby acknowledges the potential effect on his Unit of stray golf balls and other events inherent to the activities of a golf course within the Property (the "**Golf Course Hazards**"), assumes the risk of any property damage, personal injury, creation or maintenance of a trespass or nuisance created by or arising in connection with the Golf Course Hazards (collectively, the "**Assumed Risks**"), and releases, waives, discharges, covenants not to sue, indemnifies and agrees to hold harmless Declarant, the Associations, the Board, the Owners and the Owner of any Unit improved with a Golf Course, and each of their respective officers, directors, shareholders, affiliates, successors and assigns (collectively, the "**Released Parties**"), and each of them, from any and all liability to the Owner or Owner's Related Parties for any losses, costs (including, without

limitation, attorneys' fees), claims, demands, suits, judgments or other obligations arising out of or connected with any of the Assumed Risks, whether caused by the negligence of the Released Parties or otherwise. Notwithstanding the foregoing, however, in no event shall this Section 4.01(e) relieve any golfer from any claims or liability for any Golf Course Hazard caused by such golfer.

**4.02 Easements for Benefit of Association.** Declarant hereby grants to the Association, its licensees, invitees, lessees, successors and assigns, a nonexclusive, perpetual easement over, upon, across, above, under and through the Property and each portion thereof to exercise any right held by or obligation imposed upon the Association under this Declaration or any other documents recorded in the Public Records. Notwithstanding the foregoing, the Association shall not enter upon any lot or Unit without reasonable prior notice to the Owner of the lot or Unit, except in cases of emergency. Declarant hereby grants to the Association easements over the Property and Community as necessary to enable the Association to fulfill its obligations, duties, maintenance responsibilities, and enforcement rights under this Declaration. The Association shall also have the right, but not the obligation, to enter upon any lot or Unit for emergency, security, and safety reasons; to perform maintenance; to inspect for compliance with this Declaration; and to enforce this Declaration. Any Director and its duly authorized agents and assignees and all emergency personnel in the performance of their duties may exercise such right. Except in an emergency situation, entry shall only be during reasonable hours and after reasonable notice to the Owner.

**4.03 Other Easements.** The Property shall be subject to the following easements in addition to those created in this Declaration:

(a) **Easements on Plats and of Record.** The Property shall be subject to all easements shown on any Plat, and to any and all easements recorded in the Public Records.

(b) **Parking.** The Association is hereby empowered to establish "parking" and "no parking" areas within the Common Areas, as well as to enforce these parking limitations by all lawful means for such enforcement, including the removal of any violating vehicle by having it towed and impounded. Notwithstanding the foregoing, the Association does not assume any responsibility for enforcement of parking laws or restrictions on public rights-of-way.

(c) **Easements for City and County Public Service Use.** Declarant hereby reserves and covenants for itself and all future Owners within the Community, easements for any City, county, state and federal public services, and for public utilities, including but not limited to, the right of the police to enter upon any part of the Property for the purpose of enforcing the law.

(d) **Cable Television, Internet Service, and Similar Utilities.** Declarant hereby reserves easements in, upon, over, across and through the Property for the installation of a cable television system, internet service, or similar utilities, together with the right to grant and transfer such easements.

4.04 **Nature of and Creation of Easements.** Unless otherwise set forth herein, any easement reserved in this Declaration shall be deemed to be nonexclusive, and each easement in favor of an Owner shall be deemed to be appurtenant to and for the benefit of the Unit owned by such Owner. Any and all easements reserved in this Declaration shall be deemed to be in full force and effect upon recordation of this Declaration in the Public Records, whether or not referred to, reserved and/or granted in any instrument of conveyance.

4.05 **Limitation on Owner Easement.** Each Owner's appurtenant right and easement of use and enjoyment respecting the Common Areas shall be subject to the following:

(a) The right of the Association to govern by reasonable Rules and Regulations the use of the Common Areas so as to provide for the enjoyment of the Common Areas in a manner consistent with the collective rights of all of the Owners;

(b) The right of the City, and any other governmental or quasi-governmental body having jurisdiction over the Property within the Community, to enjoy access and rights of ingress and egress over and across any open area contained within the Common Areas for the purpose of providing police and fire protection and providing any other governmental or municipal service; and

(c) The right of the Association to dedicate or transfer any part of the Common Areas to any public agency or authority for such purposes and subject to such conditions as may be agreed to by the Association.

4.06 **Additional Reservation of Rights.** Notwithstanding any provision to the contrary, the Declarant also reserves the right and power to grant and record such specific easements consistent with Article 4 or the general purposes of this Declaration as it deems necessary to develop the Property and Community. If the Property is no longer owned by the Declarant, the location of the specific easement shall be subject to the written approval of the Owner of the burdened property, which approval shall not unreasonably be withheld, delayed, or conditioned. Declarant hereby reserves for itself and its duly authorized agents, successors, and assigns the non-exclusive right and power to grant any Neighborhood Association it may designate and their respective members an easement over the Common Areas for the purpose of enjoyment, use, and access. Any Neighborhood Association granted such rights shall be obligated to share in the costs of the maintenance of such areas as reasonably determined by the



Declarant. Notwithstanding any provision to the contrary, Declarant reserves the right to deny access to the City or any utility or service provider, to the extent permitted by law, or to condition such access on negotiated terms acceptable to Declarant.

**4.07 Minimal Interference.** All work associated with the exercise of the easements described in Sections 4.01(a) and (b) shall be performed so as to minimize interference with the use and enjoyment of the property burdened by the easement. Upon completion of the work, the person exercising the easement shall make reasonable efforts to restore the property, to the extent reasonably possible, to the condition existing prior to the commencement of the work. The exercise of these easements shall not extend to permitting entry into the structures on any Unit, nor shall it unreasonably interfere with the use of any Unit and, except in an emergency, entry onto any Unit shall be made only after reasonable notice to the Owner or occupant.

## ARTICLE 5 OWNERS' RIGHTS AND OBLIGATIONS

**5.01 Owners' Easements of Enjoyment.** Every Owner and the Owner's Guests shall have a non-exclusive right and easement of ingress and egress and of enjoyment in, to and over the Common Areas, which right and easement shall be appurtenant to and shall pass with fee title to the Owner's Unit, subject to the rights of the Association as set forth in this Declaration and the Articles, including the right of the Association to suspend the voting rights and rights to use the Common Areas (except, if necessary for ingress and egress to the Owner's Unit) by an Owner for any period during which (i) any assessment against such Owner's Unit remains unpaid and delinquent or (ii) any other material violation of this Declaration, the Bylaws, or the Rules and Regulations, continues to exist after ten (10) days written notice to Owner. The Common Areas shall be used only in a manner consistent with their community nature and with the use restrictions applicable to Owners of Units set forth herein and in the Rules and Regulations.

**5.02 No Exemption from Liability.** No Owner shall be exempt from personal liability for assessments to be levied by the Association, nor shall the Unit owned by such Owner be released from the liens and charges thereof by waiver of the use and enjoyment of the Common Areas or the facilities thereon or by abandonment of the Owner's Unit.

**5.03 Maintenance Obligations of Owners.** It shall be the duty of each Owner to abide by the provisions of the Declaration regarding Design Review Committee approval and the maintenance, repair and upkeep of the Owner's lot or Unit in a neat, sanitary and attractive condition. It shall also be the duty of each Owner to pay any and all assessments legally assessed pursuant to this Declaration for the maintenance of the Common Areas and the other purposes set forth herein.

**5.04 Maintenance and Repairs.** Each Owner shall, at the Owner's own cost, maintain the Owner's Unit and lot in good condition and repair at all times. In the event of the damage or destruction of any Unit, the Owner of the Unit shall either rebuild the same within a reasonable time or shall raze the remains thereof and landscape the lot so as to prevent the unsightly appearance and dangerous condition of a partially destroyed building in the Community. In addition, each Owner shall also be responsible for mowing, weeding, irrigating, and otherwise maintaining the landscaping in any park-strip between the road and sidewalk in front of the Owner's Unit or the landscaping within that portion of any other adjacent Common Area or public or private right-of-way lying between the Unit boundary and any wall, fence, or curb located on the Common Area or public or private right-of-way, but only to the extent such area is reasonably or logically associated with such Unit and the maintenance burden of such adjacent area is reasonable and ancillary to the maintenance of the Owner's property. Owners may not remove or replace trees, shrubs, or similar vegetation from these areas without the written permission of the Board. Trees within these adjacent areas may also be maintained by or with the City or the Association. A change in the painting, remodeling, rebuilding, or modification of any Unit exteriors or parts thereof must first be submitted to and approved by the Design Review Committee pursuant to its procedures. Subject to such Design Review Committee approval, all repainting/staining and other maintenance of the exteriors of the Units shall be performed by or at the direction of (and at the expense of) the Owners of such Units, and the Owners shall maintain their Units in a good and attractive condition and excellent state of repair and in compliance with this Declaration and the Design Guidelines. No Owner shall neglect his lot or Unit or fail to take all reasonable steps to keep the same in a good and attractive condition and state of repair at all times. If an Owner fails to repair and maintain such Owner's Unit or lot pursuant to the standards set forth in this Declaration, the Board may provide written notice to such Owner of such failure (a "**Maintenance Notice**"). If an Owner (i) fails to take the maintenance or repair action specified in a Maintenance Notice within one month, or (ii) fails to begin such action within one month and diligently proceed until completion to the extent such maintenance or repair actions cannot reasonably be completed within one month, the Association shall have the right to perform such maintenance or repair action at the cost and expense of such Owner as a Specific Assessment pursuant to Section 11.06 of this Declaration. In addition, an Owner may be fined pursuant to Section 9.07 below for any failure to timely take the maintenance or repair action specified in a Maintenance Notice.

**5.05 Maintenance of Shared Lot Common Areas.**

(a) In general, every roof area, fence, wall, or other structure, including without limitation the foundation of adjoining Units, which is built as a part of the original construction of a Unit *and* placed on the boundary line between separate Units shall constitute and be a Shared Lot Common Area, and the Owner of a Unit immediately adjacent to a Shared Lot Common Area shall have the obligation and be entitled to the

rights and privileges of these covenants and, to the extent not inconsistent herewith, the general rules of Utah law regarding party walls.

(b) Rights in Shared Lot Common Area: Each Owner of a Unit, which is adjacent to a Shared Lot Common Area, shall have the right to use the Shared Lot Common Area for the support and protection of the structure originally constructed thereon and all replacements thereof and shall have the right to keep, maintain, repair and replace therein all pipes, conduit, and ducts originally located therein and all replacements thereof.

(c) Damage to Shared Lot Common Area:

(i) If any Shared Lot Common Area is damaged or destroyed through the act or acts of any Owner of a Unit which is adjacent to such Shared Lot Common Area, or his agents, servants, tenants, or Guests or invitees, whether such act is willful, negligent or accidental, such Owner shall forthwith proceed to rebuild or repair the same to as good a condition as in which such Shared Lot Common Area Existed prior to such damage or destruction without costs therefore to the Owner(s) of the other adjoining Unit.

(ii) Any Shared Lot Common Area damaged or destroyed by some act or event other than one caused by the Owner of a Unit which is adjacent to such Shared Lot Common Area, or his agents, servants, or Guests or invitees, shall be rebuilt or repaired by the Owners of the adjacent Units to as good a condition as in which such Shared Lot Common Area existed prior to such damage or destruction at joint and equal expense of such Owners, and as promptly as is reasonably possible.

(iii) In the event that any Owner shall fail, within a reasonable time after the occurrence of damage or destruction referred to in this Section, to perform the necessary repair or rebuilding, then, the Association may cause such repairs or rebuilding to be performed in the manner as provided in this Section and the cost thereof shall be charged to such Owner as his personal obligation and shall be a continuing lien on the Owner's Unit.

(d) Change in Shared Lot Common Area: Any Owner of a Unit who proposes to modify, rebuild, repair or make additions to any structure upon his Unit in any manner which requires the extension, alteration or modification of any Shared Lot Common Area shall first obtain the written consent thereto, as to said Shared Lot Common Area, of the Owner(s) of the other adjacent Unit(s) and the Design Review Committee (or the Board after the Change of Control Date if there is no standing Design Review Committee), in addition to meeting any other requirements which may apply. In the event that a Shared Lot Common Area is altered, regardless of whether all required consents have been

obtained, any express or implied warranties made by the Declarant concerning the structural integrity of the Shared Lot Common Area or any of the Units adjacent to the Shared Lot Common Area shall be null and void and the Owner who alters the Shared Lot Common Area shall be responsible for any and all damage caused to any of the adjacent Units or improvements thereto.

(e) **Arbitration:** In the event of a disagreement between Owners of Units adjoining a Shared Lot Common Area with respect to their respective rights or obligations as to such Shared Lot Common Area, upon the written request of either of said Owners to the other the matter shall be submitted to the Board and the decision of the Board shall be final and binding absent clear error. The Board may hire an attorney or other professional to conduct and decide such arbitration, and the costs of such arbitrator shall be paid by the parties to the arbitration, with the non-prevailing party bearing the costs on each issue decided by the arbitrator.

**5.06 Owners Insurance.** Each Owner shall be responsible to procure and maintain in force general hazard insurance and general liability insurance with respect to the Owner's lot and Unit as set forth in Section 8.06.

**5.07 Assessments and Rules Observance.** Each Owner shall be responsible for the prompt payment of any Common, Association Special, Specific, or Supplemental Assessments or any other assessments provided for in this Declaration and for the observance of the Rules and Regulations promulgated by the Declarant or the Association from time to time.

**5.08 Transfer of Interests; Title.** Any person transferring title to a Unit shall continue to be jointly and severally responsible along with the person accepting title for all obligations of the Owner and Unit incurred or accruing related to such Unit prior to the official recording of the transfer in the Public Records, including without limitation assessment obligations, notwithstanding the transfer of title. Such liability of the previous Owner related to the Unit shall not be extinguished until such obligations are paid in full. Except for obligations already accrued, an Owner who, for other than purposes of security, transfers all of his interests in his Unit to another, either voluntarily or by operation of law, shall be relieved of all obligations under this Declaration following such transfer. No persons other than Declarant and Builders whom the Declarant may authorize in writing shall subdivide or change the boundary lines of any Unit or combine Units without the Board's prior written approval. Any such action that the Board approves shall be effective only upon recording a plat or other legal instrument reflecting the subdivision or new boundaries of the affected Unit(s). In the absence of such recorded instrument, adjacent Units owned by the same Owner shall continue to be treated as separate Units for purposes of voting and assessment, even though such Units may be improved with a single dwelling. No Unit shall be used for operation of a timesharing, fraction-sharing, or similar program whereby the right to exclusive use of the Unit rotates among participants in the

program on a fixed or floating time schedule over a period of years, unless such program is approved by the Declarant or the Association, is located in a Neighborhood or other area of the Property designated for such use by the Declarant or Association, and such use is conducted in compliance with all Rules and Regulations.

**5.09 Leasing Restrictions.** Subject to the rules and requirements of this Declaration relating to Nightly-Rental Units or Short Term Rentals and each Neighborhood Association, an Owner may Lease his Unit provided that (i) lessee receives and agrees to be bound by this Declaration, and (ii) any and all other requirements of the Declaration and Rules and Regulations are satisfied. For purposes of this Declaration, the terms "**Lease**" and "**Leasing**" shall refer to the regular, exclusive occupancy of a Unit by any Person other than the Owner, for which the Owner receives any consideration or benefit. All Leases shall be in writing and shall disclose that the tenants and all occupants of the leased Unit are bound by and obligated to comply with this Declaration. However, this Declaration shall apply regardless of whether such a provision is specifically set forth in the Lease. The Owner shall make and provide the tenant with a copy of this Declaration at Owner's sole expense within ten (10) days of any request by the tenant for such a copy. The Owner shall remain liable for any and all assessments, fines, and other charges against or associated with the Unit, without regard to whether the fine or assessment was incurred due to the actions of a tenant of the Unit. In addition to, but consistent with this section, the Declarant, Association or the Board may adopt additional Rules and Regulations governing Leasing and subleasing, which Rules and Regulations shall be deemed to be part of the Declaration pursuant to this reference for all purposes of Utah Code Section 57-8a-209(2)(b), provided that such Rules and Regulations adopted after the transfer of the first lot within the Community shall include the provisions set forth in Utah Code Section 57-8a-209(3). Such additional Rules and Regulations governing Leasing shall not be effective until recorded as an amendment to this Declaration, provided that no vote is required for the adoption of such Rules and Regulations governing Leasing as an amendment. For the lease of apartments in a Unit specifically designated as an Apartment Lot on the applicable Plat, (i) the lease may be for any duration deemed reasonable by the Owner of the Apartment Lot, (ii) the Owner need not provide tenants with copies of the Declaration and need only provide notice to the tenants that the Owner will keep a copy of this Declaration in the leasing office for review by such apartment tenants, and (iii) the Owner of the Apartment Lot need not inform the Association of each apartment Lease.

**5.10 Short Term Rentals.** Declarant shall designate the Units that allow Short Term Rentals. No Unit shall be used for operation of Short Term Rentals, unless such Short Term Rentals are located in a Neighborhood or other area of the Property designated for such use by the Declarant or Association and such use is conducted in compliance with the Rules and Regulations. The Plat for a Neighborhood that allows Short Term Rentals shall include the following note:

*Each owner by acceptance of a deed or other document of conveyance acknowledges and agrees that the units within the neighborhood and/or community may be rented on a nightly, weekly, monthly or other periodic basis and that vacation and other short term rentals are permitted by this declaration.*

Any sub-association declaration that has Short Term Rentals must comply with this Declaration, the Bylaws, and the Rules and Regulations.

All Short Term Rental Units shall comply with the following:

- i. No Owner shall be allowed to use his or her Residential Unit for Short Term Rentals without first obtaining a business license from Heber City.
- ii. Short Term Rentals shall be managed by Owners who are onsite or by a rental manager with the required property management license from the State of Utah (Dept. of Commerce, Division of Real Estate) that are located within 15 miles of the Community. Contact information for said rental manager(s) (i.e., name, address, phone number and email), which shall be on file with the Neighborhood Association and the Association. Upon request by the City, the Association, or the Neighborhood Association shall share such information with the City.
- iii. The Association, Neighborhood Association or City and its departments maintain the right to inspect any Short Term Rentals to determine compliance with this Declaration, the Bylaws, Rules and Regulations, Neighborhood Association CC&Rs, and state and local health and safety codes, and to enforce any violations of such rules or laws.
- iv. The following information shall be posted inside the Short Term Rentals in a visible location for Guests to see: the business license from the City; rental manager contact information; occupancy limit; parking plan; and quiet hours (which must be consistent with Heber City Code 9.22.020 (Disturbing the Peace). The parking plan shall comply with the parking restrictions in the CC&Rs of the Neighborhood Association.
- v. Restrictions: Short Term Rentals shall only be used for residential purposes, and commercial activities by tenants, Guests or invitees of the Owner are prohibited; recreational vehicles, campers, or other travel trailers are prohibited; tents and other temporary structures intended for sleeping outside

of the Unit are prohibited; and all Guests or invitees must following the “quiet hours” (as described in Heber City Code 9.22.020).

- vi. The “Restrictions” set forth in the preceding subparagraph shall be included in all Short Term Rental contracts that Guests must sign before occupying the Unit.
- vii. Records. Each Owner who rents his/her Unit as a Short Term Rental, and the rental manager of such Unit, shall keep a record of all Short Term Rental Guests or invitees who stay at such Unit for a period of no less than two (2) years following the stay of such Guest at the Unit. The information to be kept shall include the name, address, phone number, and email address of the Guests or invitees. Such information shall be made available to the Association, any Neighborhood Association and the City upon request.
- viii. Neighborhood Association Enforcement. The Neighborhood Association shall have the following enforcement rights:
  1. For any violation of the requirements of the Short Term Rental program requirements (regardless of whether the violation is caused by the Owner or the Guest), the Association or any Neighborhood Association shall have the right to impose a fine against the Owner of the subject Unit in an amount determined by the Association or any Neighborhood Association, which fine shall not be less than \$250.00 per violation.
  2. In addition, if the same Owner violates the Short Term Rental program requirements two (2) or more times in any given calendar year, the Association or any Neighborhood Association shall suspend that Owner’s right to use his Unit for Short Term Rentals for a period of three (3) months. Any violation of the suspension term shall result in a fine of \$1,000.00 for each night of Short Term Rental activity that occurs during the suspension period. The remedy of suspension applies only when the Owner of the subject Unit causes two (2) or more violations in the same calendar year (i.e., not from violations caused solely by the Guests, for which fines described in subsection (viii)(1) above are imposed). Any additional Owner violations of the Short Term Rental program that occur after a suspension period has ended but prior to the end of the subject calendar year shall result in additional fines of \$1,500.00 per violation.

3. All fines shall be payable to the Association or any Neighborhood Association, as the case may be, and shall be enforceable in accordance with the Association or any Neighborhood Association's assessment lien rights and lien foreclosure rights.
- ix. City Suspension or Revocation of Business License. In addition to the remedies of the Association or any Neighborhood Association, as provided above, the City shall have the right (but not the obligation) to suspend or revoke a business license for Short Term Rental activity for any offending Unit in accordance with the provisions of Section 5.26.080 (B) of the City Code.

Notwithstanding anything to the contrary set forth herein, to the extent any of the foregoing restrictions would violate the requirement of Utah Code section 57-8a-209, the foregoing restrictions shall be modified so as to not violate the requirements of Utah Code section 57-8a-209, and to the extent required, the provisions thereof are incorporated herein by reference.

**5.11 Maintenance by Neighborhood Associations.** Without limiting the ultimate responsibility of the Owners in a Neighborhood to care for such property, a Neighborhood Association shall maintain its Neighborhood Common Areas and any other property for which it has maintenance responsibility in a manner consistent with this Declaration. Any Neighborhood Association shall also be responsible for maintaining and irrigating the landscaping within that portion of any adjacent Common Area or public right-of-way lying between the boundary of its common property and any wall, fence, or curb located on the Common Area or public right-of-way. A Neighborhood Association shall not remove or replace trees, shrubs, or similar vegetation from this area without prior approval of the Association. If the Neighborhood Association fails to fulfill its duties under this Section 5.11, the Association may, upon written notice of such failure to the Neighborhood Association (a "**Neighborhood Maintenance Notice**"), and provided the Neighborhood Association fails to take the maintenance or repair action specified in the Neighborhood Maintenance Notice within one month or fails to take the maintenance or repair action within one month and diligently proceed until completion to the extent such maintenance or repair actions cannot reasonably be completed within one month, create a Service Area within the boundaries of the Neighborhood to provide for such maintenance and collect assessments for the same from the Owners in the Neighborhood and/or assess the Neighborhood Association with a fine in an amount no less than \$250,000 per occurrence for any failure to timely take the maintenance or repair action specified in a Neighborhood Maintenance Notice.

**5.12 Golf Course Access Restriction.** The Owner of each lot or Unit abutting any portion of a Golf Course, by accepting a deed to his lot or Unit, acknowledges that the Owner



may not access any portion of such Golf Course directly from any other lot or Unit. Access to a Golf Course is permitted only through the clubhouse and such other entry points as the Owner of the Golf Course may from time to time specifically designate. Accordingly, each Owner of a lot or Unit abutting any portion of a Golf Course agrees not to access the Golf Course directly from his lot or Unit and shall not permit any of his Guests, invitees or any other person to do so. The Association shall have the right to enforce this access restriction directly against any Owner who violates it by any and all means authorized in this Declaration.

## **ARTICLE 6 DESIGN REVIEW**

**6.01 Design Guidelines.** Subject to the City's ordinances and building codes, Declarant intends to cause all of the Property to be developed and all of the Common Areas to be constructed and completed pursuant to the Development Plan, the MDA, and Declarant's Design Guidelines. Design and construction of the Units shall be consistent with and shall comply with the procedures and criteria set forth in this Declaration and the Design Guidelines, including without limitation such other building and design criteria for the Community that may be approved from time to time or amended from time to time by the Design Review Committee. Design Guidelines shall also be deemed to include the requirement that the quality of all materials to be used in any construction or Improvements within the Community be equal or superior to that utilized for original construction. Notwithstanding any provision to the contrary, all original construction completed by Declarant (or by a Builder with a partial written assignment of applicable rights under the Development Plan, MDA and/or Design Guidelines from Declarant) pursuant to the initial Design Guidelines adopted by Declarant, as they may be amended from time to time, shall be and is hereby approved without regard to the approval procedures set forth below. Declarant (or a Builder with a partial written assignment of applicable rights under the Development Plan, MDA and/or Design Guidelines from Declarant) shall have the right to create specific or additional guidelines on any given phase of the Community during the construction of the Community.

**6.02 Unit Quality and Size.** The size and quality material restrictions for the Units constructed within the Community shall be set forth in the Design Guidelines as amended and approved by the Design Review Committee.

**6.03 Design Review Committee.** The Design Review Committee shall consist of an uneven number of persons of not less than three (3) nor more than five (5) members, who need not be Owners. The members of the Design Review Committee shall be appointed by Declarant during the Declarant Control Period and thereafter by the Board, and the members of the Design Review Committee may be Directors. The Design Review Committee may utilize professional consultants, including without limitation an architect, a landscape architect, and a civil engineer. The Design Review Committee shall have and exercise all of the powers, duties and

responsibilities set out in this Declaration and shall meet on such schedules as may be established by its chairman. A majority of its members shall constitute a quorum and the majority of its members present at the meeting shall be sufficient to approve action. Actions may also be approved by unanimous written consent of all Design Review Committee members.

**6.04 Approval by Design Review Committee.** Except for original construction by Declarant (or a Builder with a partial written assignment of such rights from Declarant), no Improvements of any kind, including, without limitation, Units, dwellings, commercial buildings, landscaping, landscape structures, statues, sculptures or aesthetic structures, recreation improvements or equipment, parking structures or facilities, signs, trash enclosures, grade alterations, ponds, parking areas, mail boxes, fences, walls, garages, storage structures, utility structures or equipment, driveways, drive-thru's, solar panels, exterior lights, antennae, satellite dishes, flag poles, curbs, and covered walks shall ever be erected, altered, refinished or repainted (unless of the same finish or color as the original), or removed from any lands within the Property, nor shall any excavating, clearing, removal of trees or shrubs, landscaping or other alteration of existing site conditions be done on any lands comprising the Property, unless the complete plans and specifications therefore ("**Plans and Specifications**") complying with the Design Guidelines requirements are approved by the Design Review Committee prior to the commencement of work. The Design Review Committee shall consider the materials to be used on the external features of said buildings or structures, including exterior colors, harmony of external design and existing structures within the Community; the building bulk or mass of any buildings or structures within the Community, their location with respect to topography, existing trees, finished grade elevations, and harmony of landscaping with the natural setting and surroundings; and shall ascertain whether the Improvements conform to the Design Guidelines then in effect, under this Declaration.

**6.05 Approval Procedure.** Two copies of the complete Plans and Specifications must be submitted to the Design Review Committee for approval or disapproval by it in writing within thirty (30) days after submission, *provided* that Plans and Specifications for any replacement structure to be constructed in substantially the same configuration, location, architectural style and to be of substantially the same size as its predecessor shall be approved or disapproved within ten (10) days after submission. In the event the Design Review Committee fails to take any action within such specified periods, it shall be deemed to have disapproved the submission. The Design Review Committee shall disapprove Plans and Specifications submitted to it which are not sufficient for it to exercise the judgment required of it by this Article 6. In the event of a conflict between the Design Guidelines and the applicable regulations or ordinances of the City or any other governmental entity having jurisdiction over the Property in the Community, the more stringent requirement shall prevail to the extent possible, and the latter shall prevail to the extent it is not legally possible to comply with the most stringent requirement.

6.06 **Construction.** Once begun, any construction, landscaping, or alterations approved by the Design Review Committee shall be diligently prosecuted to completion. If reasonably necessary to enable such construction, landscaping, or alteration, the person or persons carrying out the same shall be entitled to temporarily use and occupy portions of the Common Areas in the vicinity of the activity, *provided* that they shall promptly restore such areas to their prior condition when the use thereof is no longer required. The Design Review Committee shall have the authority and right at any time and from time to time at any reasonable hour to inspect construction or other activities authorized for the purpose of determining whether the same comply in all respects with the applicable Plans and Specifications as approved by it, but it shall have no duty to make such inspections.

6.07 **Fees.** The Design Review Committee may retain third party professionals and charge reasonable fees for its review of Plans and Specifications as shall be determined from time to time by the Board. Such fee or fees shall be reasonable in relation to the work performed and shall be applied uniformly. The costs for any third-party professionals may be added to the fees charged for the Design Committee's review of Plans and Specifications.

6.08 **Variances.** The Design Review Committee has the authority to deviate from the requirements contained in the Design Guidelines in extenuating circumstances, when to do otherwise would create an unreasonable hardship or burden for an Owner. The Design Review Committee does not, however, have authority to allow deviation from the requirements of the City.

6.09 **General Standards.** The Design Review Committee shall exercise its best judgment to see that all improvements, construction, landscaping, and alterations on the lands within the Community conform and harmonize with the natural surroundings and with existing structures as to external design, materials, color, siting, height, topography, grade and finished grade elevation in keeping with the Design Guidelines and this Declaration.

6.10 **Ultimate Responsibility.** Each Owner shall at all times conform and comply with all approved Plans and Specifications for the Improvements on such Owner's lot or Unit and otherwise conform and comply in all respects with the Design Guidelines and this Declaration, as well as with all applicable laws, ordinances, building codes, rules, regulations, orders and the like of any governmental agency having jurisdiction over the Unit.

6.11 **Written Records.** The Design Review Committee shall keep and safeguard complete written records of all applications for approval submitted to it (including one set of all Plans and Specifications so submitted) and of all actions of approval or disapproval and all other actions taken by it under the provisions of this instrument, which records shall be maintained for a minimum of five (5) years after the approval or disapproval.

**6.12 Procedure for Appeal.** In the event Plans and Specifications submitted to the Design Review Committee are disapproved or deemed disapproved, the Owner may appeal such disapproval or deemed disapproval in writing to the Board; *provided, however*, a written notice of appeal specifying the grounds for appeal consisting of any alleged failure by the Design Review Committee to properly apply the Design Guidelines or provisions of this Article 6 shall be received by the Board not more than thirty (30) days following such disapproval or deemed disapproval. Within thirty (30) days following receipt of such notice of appeal, the Board shall render a written decision determining whether the Design Review Committee properly applied the Design Guidelines, or the provisions of this Article 6. In the event the Board fails to render such decision within said thirty (30) day period, such disapproval or deemed disapproval of the Committee shall be deemed to have been affirmed by the Board.

**6.13 Non-Liability of Design Review Committee Members.** Neither Declarant, the Board, the Design Review Committee, any member thereof, nor any duly authorized representative thereof shall be liable to the Association or to any Owner for any loss, damage or injury arising out of or in any way connected with the performance of the Design Review Committee's duties hereunder unless due to the willful misconduct or bad faith of the Design Review Committee. The Design Review Committee shall review and approve or disapprove all Plans and Specifications submitted to it solely on the basis of compliance with the Design Guidelines, any applicable provision of this Article 6, aesthetic considerations, and the overall benefit or detriment that would result to the immediate vicinity of the proposed construction or alteration and the Community generally. The Design Review Committee shall take into consideration the aesthetic aspects of the designs, placement of buildings, landscaping, color schemes, exterior finishes and materials and similar features, but shall not be responsible for reviewing, nor shall its approval of any plan or design be deemed approval from the standpoint of structural safety or conformance with building or other codes.

**6.14 Variance in Event of Reconstruction.** Any Owner whose lot or Unit has suffered damage may apply for approval to the Design Review Committee for reconstruction, rebuilding, repainting or repair of the Owner's lot or Unit in a manner which will provide for an exterior appearance and design different from that which existed prior to the date of the casualty. Application for such approval shall be made in writing together with full and complete Plans and Specifications showing the proposed reconstruction and the end result thereof. The Design Review Committee shall grant such approval only if the design proposed by the Owner would result in a finished structure in compliance with the then applicable Design Guidelines.

**ARTICLE 7**  
**RESTRICTIONS ON ALL PROPERTY**

7.01 **City Zoning Regulations.** No lands within the Property shall ever be occupied or used by or for any building or purpose or in any manner which is contrary to this Declaration, the MDA, the Development Plan, the Bylaws, the Rules and Regulations or any applicable Development Agreement or City ordinance.

7.02 **No Mining, Drilling or Quarrying.** No Owner shall conduct mining, quarrying, tunneling, excavating or drilling for any substances within the earth, including oil, gas, minerals, gravel, sand, rock, and earth, or on the surface of the Property except in conjunction with the development of the Property without the consent of the Declarant or the Association.

7.03 **No Business Uses in Residential Areas.** Except as provided in this Section 7.03, the Residential Units within the Community shall be used exclusively for residential living purposes. No Residential Units within the Community shall ever be occupied or used for any commercial or business purposes; *provided, however*, that nothing in this Section 7.03 shall be deemed to prevent (a) Declarant, its duly authorized agent, or a Builder approved by Declarant from using any lot or Residential Unit owned by Declarant as a sales model, (b) any Owner or the Owner's duly authorized agent from Leasing said Owner's Unit for residential use pursuant to the restrictions of this Declaration and the Rules and Regulations, (c) the operation of a business within a designated Live-Work Unit that is ancillary to the residential use of the Unit and is conducted in strict compliance with the according to the rules and standards as adopted from time to time by the Board, (d) any home business use (i) authorized and licensed by the City pursuant to the City's home occupation ordinance, and (ii) approved by the Association, according to the rules and standards as adopted from time to time by the Board, *prior* to the Owner's application to the City, and (e) customary home office or remote office use not involving customers or other business invitees visiting the Residence. The restrictions in this Section 7.03 shall not apply to Commercial Units, Hotel Units or Recreational Units.

7.04 **Restriction of Signs.** With the exception of a sign that is not significantly larger than a typical real estate sign (generally 2 feet by 1 ½ feet or three square feet) for the Owner to advertise the Owner's lot or Unit for sale, no signs or advertising devices shall be permitted on any lot or Unit, including, without limitation, commercial, informational or directional signs or devices, except signs approved by regulation and/or in writing by the Design Review Committee in accordance with its Design Guidelines as to size, materials, color and location: (a) as necessary to identify ownership of the lot or Unit and its address; (b) as necessary to give directions; (c) to advise of rules and regulations; (d) to caution or warn of danger; (e) as reasonably necessary to identify the ancillary business permitted in a designated Live-Work Unit, and (f) as may be required by law. Any approved signs shall be located as approved by the

Design Review Committee. The Design Review Committee may develop comprehensive sign regulations. The Declarant may erect such signs in a size and color as it deems appropriate for the advertising and sale of lots and Units within the Community. The signs must be kept neat and clean. Any damaged signs must be repaired immediately or may be removed without notice. At no time shall any sign, other than for Declarant or Builder sale purposes, be placed in Common Areas. The Design Review Committee may establish separate sign criteria, requirements and rules and regulations for Builders and Apartment Lots, Commercial Lots, Hotel Lots, or Recreational Lots.

**7.05 Restrictions on Animals.** No animals other than ordinary household pets (*i.e.*, ordinary, non-exotic pets that live inside the Unit) may be kept or allowed to remain on any lot or in any Unit, except for areas permitted for such animals by the Declarant or the Association. Pet regulations may be adopted from time-to-time by the Board. The Board, in its sole discretion, shall have the right to require any Owner or Guest to remove any animal or other pet belonging to them which creates a nuisance or which constitutes an undue annoyance or a danger to other Owners, their Guests or invitees, or others. At all times while a pet is outside of a Unit, the pet must be accompanied by a responsible individual and must be placed on a leash capable of controlling such pet. Any defecation left by any pet in or on any Common Area or within the Community shall be immediately removed and disposed of by such pet's owner or custodian in a manner allowed by applicable laws and regulations. Notwithstanding the foregoing, the Association may permit, or grant variances for, animals that are kept or utilized as part of a permitted commercial operation on the Property.

**7.06 Underground Utility Lines.** All water, gas, electrical, telephone, and other permanent utility lines within the limits of the Property must be buried underground and may not be exposed above the surface of the ground.

**7.07 No Smoking in Common Areas.** Smoking is restricted to areas within an Owner's Unit or lot that will prevent any and all smoke from being transmitted to a neighboring lot or Unit. Under no circumstances is smoking allowed in the Common Areas. Pursuant to Utah Code section 78B-6-1105, the Utah Legislature has adopted findings consistent with Federal EPA determinations that environmental tobacco smoke is a Group A carcinogen and that any exposure may cause respiratory diseases or disorders. Therefore, unless (i) the Leases for the apartments within an Apartment Lot, or (ii) the Supplement governing certain townhomes or condominiums with the Community, clearly and specifically provides (a) that smoking is allowed in all of the apartments or attached Units, (b) that the occupants of such apartments or attached Units should expect smoke to drift into their apartment or Unit, and (c) that the occupants is waiving his right to sue for the nuisance caused by the smoke, the Owner of any Unit shall have the right to sue to enjoin a nuisance pursuant to Utah Code section 78B-6-1101 if any smoke drifts into any other Unit or lot from another Unit, and the prevailing party shall be entitled to his or her reasonable attorneys' fees.

**7.08 Maintenance of Property.** All lots and Units and all Improvements on any lot or Unit shall be kept and maintained by the Owner thereof in clean, safe, attractive and sightly condition, in good repair.

**7.09 No Noxious or Offensive Activity.** No noxious or offensive activity shall be carried on upon any lot or Unit nor shall anything be done or placed on any lot or Unit which is or may become a nuisance or cause significant embarrassment, disturbance or annoyance to others. The determination of whether any conduct or activity violates this Section 7.09 shall be made by the Association in its reasonable discretion.

**7.10 No Hazardous Activities.** No activities shall be conducted on any lot or Unit and no Improvements shall be constructed on any lot or Unit which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon the Property and no open fires shall be lighted or permitted on the Property except within a safe and well-designed interior or exterior fireplace or fire pit as such is permitted by City ordinances.

**7.11 No Unsightliness.** No unsightliness shall be permitted upon any of the Property. Without limiting the generality of the foregoing: (a) any unsightly structures, facilities, equipment, tools, and vehicles other than operating automobiles shall be enclosed within an approved building or structure, except equipment and tools when in actual use for construction, maintenance or repairs; (b) no semi-trailers, mobile homes, tractors, tractor trailers, storage pods, work trucks, or trucks other than family pickup trucks with a capacity of one ton or less shall be kept or permitted to remain upon the Property unless completely enclosed in a garage or a storage building approved pursuant to the Design Guidelines; (c) no vehicle or equipment shall be constructed, reconstructed, repaired or abandoned upon the Property; (d) no lumber, grass, shrub or tree clippings, plant waste, metals, bulk materials or scrap shall be kept, stored or allowed to accumulate on the Property; (e) refuse, garbage and trash shall be placed and kept at all times in a covered container and such container shall be kept within an enclosed structure or behind the front plane of the Unit, or behind both the front *and* side plane of the Unit if the Unit is located on a corner lot; (f) hanging, drying or airing of clothing or household fabrics shall not be permitted on lots or Units if visible from buildings, lots, Units, or Common Areas.

**7.12 No Annoying Lights, Sounds or Odors.** No light shall be emitted from any lot or Unit which is unreasonably bright or causes unreasonable glare or does not comply with the Rules and Regulations or Design Guidelines; no sound shall be emitted from any lot or Unit which is unreasonably loud or annoying, including without limitation, speakers, horns, whistles, bells or other sounds devices, except security and fire alarm devices used exclusively to protect the Property or Improvements thereon; and no odors shall be emitted from any lot or Unit which are noxious or offensive to others.

**7.13 Restrictions on Fences and Enclosures.** In order to maintain, as neatly as possible, an open, park-like atmosphere and feeling in the Community, the following shall apply:

(a) There shall be no front yard fencing unless such fencing is specifically approved by the Design Review Committee.

(b) Except as specifically provided for in the Design Guidelines as amended and updated from time to time, there shall be no chain link fencing.

(c) Enclosures for pets shall be fully screened from public view and located in the rear-yard of the lot.

**7.14 No Further Subdivision of Lots.** No lot shall be divided, subdivided, partitioned, parceled or broken up into smaller lots or units, except as approved by the Declarant or Association.

**7.15 Septic Tanks.** No septic tank shall be installed upon the Property without the consent of the Design Review Committee.

**7.16 Fireplaces; Evaporative Coolers, Window Air Conditioners.** No Unit within the Community shall (a) contain any coal or wood-burning fireplace, stove, or other similar device unless the same is EPA approved or unless such fireplace, stove or other device is fueled by natural gas only; or (b) contain a swamp cooler(s) or window air conditioner(s).

**7.17 Rules and Regulations.** No Owner shall violate the Rules and Regulations adopted from time to time by the Association. No such rules shall be established which violate the intention or provisions of this Declaration or which shall unreasonably restrict the use of any lot or Unit by the Owner thereof.

**7.18 Drainage Preservation.** No Owner may alter or obstruct the established drainage pattern of runoff water or storm drainage into, from or across the Owner's lot or any other lots in the absence of specific approval by the Design Review Committee and the City. For purposes of this Declaration, "*established drainage*" on any lot is defined as the drainage pattern and facility in existence at the time that such lot is conveyed to a purchaser by Declarant whether or not any Improvements are constructed thereon.

**7.19 Trails.** No Owner shall have the right to alter or obstruct the maintenance, use or enjoyment of any trail or walkway.



7.20 **Parking.** Parking of vehicles shall be allowed in garages, driveways or other designated parking areas as approved by the Design Review Committee or the Board. Parking shall be allowed on public streets except in designated areas pursuant to signs placed on the street by the Board or City that specifically prohibit or restrict parking in an area.

7.21 **Recreational Vehicles, Boats, and Trailers.** Parking of recreational vehicles, boats, and open or enclosed trailers (but not semi-truck trailers) is allowed within the Community, but only if such parking takes place (a) on a concrete pad and not on dirt, grass, gravel, or material other than concrete and (b) behind the front or highly visible designated plane of the Unit. These areas shall be identified in the Design Guidelines.

7.22 **Protection of Vegetation; Landscaping.** No tree or other vegetation with a four (4) inch or greater diameter trunk measured at least three (3) inches above the natural soil line shall be removed without the prior approval of the Design Review Committee pursuant to the Design Guidelines. Vegetation shall be placed and maintained in the Community as provided in the Design Guidelines or in landscaping plans approved by the Design Review Committee. Landscaping on a lot must be completed within the time frames set forth in the Design Guidelines, which for street-facing yards (which shall include yards that face collective drives) is the date of the issuance of the certificate of occupancy, or as soon thereafter as is reasonably possible if the Unit is constructed and the certificate of occupancy is issued during the winter such that inclement weather makes it unreasonably difficult to install. Notwithstanding the foregoing, all landscaping must be in place no later than two (2) years after the transfer of the lot to the Owner from the Declarant or Builder. The species of any trees planted on a lot shall be those set forth in the Design Guidelines or as otherwise first approved by the Design Review Committee.

7.23 **Excavations.** No excavation shall be made on lands subject to any Plat without the approval of both the Design Review Committee and any governmental entity with jurisdiction over such activity.

7.24 **Occupancy.** No lots or Units shall be used for human occupancy, either temporarily or permanently, until a certificate of occupancy is issued by the City for such lots or Units. No Residential Unit shall be occupied by more than two (2) unmarried or otherwise unrelated individuals.

7.25 **Commercial Use Restrictions.** No Unit shall be used for any of the following purposes without prior written consent of the Association, and only on a Hotel Lot, Commercial Lot or Recreational Lot: a tavern, bar, nightclub or cocktail lounge; a bowling alley, billiards parlor, bingo parlor, arcade, game room, or other amusement center; a theater (motion picture or live performance); a health club or spa; a service station or truck stop; a flea market or other open air market; a training or educational facility (including without limitation a school, college

or other facility catering primarily to students rather than customers); a child day care facility; a car wash; an establishment selling automobiles, trucks, mobile homes or recreational motor vehicles.

**7.26 Certain Commercial Use Prohibitions.** During the term of this Declaration, no portion of the Property may ever be used for any of the following uses whatsoever: (a) an adult type bookstore or other establishment selling, renting, displaying or exhibiting pornographic or obscene materials (including, without limitation, magazines, books, movies, videos, photographs, or so called "sex toys") or providing adult type entertainment or activities (including, without limitation, any displays of a variety involving, exhibiting or depicting sexual themes, nudity or lewd acts); provided, however, that such prohibition shall not prohibit the sale of adult materials in compliance with the law and as an incidental part of a bona fide national or regional chain video store or national or regional chain bookstore that has an adult section properly screened from view and with controlled access to exclude minors; (b) a massage parlor (such shall not prohibit a therapeutic massage clinic operated by a licensed technician and licensed masseuses or the provision of massages in a day spa or chiropractic office otherwise permitted under this Declaration); (c) a mortuary, crematorium or funeral home; (d) a mobile home or trailer court, labor camp, junkyard or stockyard; (e) a land fill, garbage dump or other structure or facility for the dumping, disposing, incineration or reduction of garbage; (f) a telephone call center; (h) an assembling, manufacturing, industrial, distilling, refining or smelting facility.

## ARTICLE 8 INSURANCE

**8.01 Hazard Insurance.** The Association shall procure and maintain a policy or policies of hazard insurance in an amount or amounts equal to or exceeding the full replacement value (exclusive of the value of land, foundations, excavation and other items normally excluded from coverage) of the structural Common Areas, if any, owned by the Association with an Agreed Amount Endorsement or its equivalent, if available, or an Inflation Guard Endorsement and such other endorsements as the Board determines. Such insurance policy or policies shall name the Association as insured for the benefit of the Owners and shall afford protection, to the extent applicable, against at least the following:

- (a) Loss or damage by fire and other hazards covered by the standard extended coverage endorsement, and by vandalism, malicious mischief, windstorm, and water damage; and
- (b) Such other risks as shall customarily be covered with respect to facilities similar in construction, location and use.

**8.02 Fidelity Coverage.** The Association shall maintain fidelity coverage against dishonest acts on the part of managers, Directors, employees or volunteers responsible for handling funds collected and held for the benefit of the Association and the Members. The fidelity bond or insurance must name the Association as the named insured and shall be written in an amount sufficient to provide protection which is in no event less than one and one-half (1 ½) times the Association's estimated annual operating expenses and total Reserves. In connection with such coverage, an appropriate endorsement to the policy to cover any persons who serve without compensation shall be added if the policy would not otherwise cover volunteers. The Association shall also maintain directors and officers coverage against actions against the Directors and officers of the Association in the amounts reasonably determined by the Board.

**8.03 Waiver of Subrogation.** The Association hereby waives and releases all claims against the Board, the Owners, the Declarant, and the agents and employees of each of the foregoing, with respect to any loss covered by such insurance, whether or not caused by negligence or of a breach of any agreement by said persons, but only to the extent that insurance proceeds are received in compensation for such loss.

**8.04 Liability Insurance.** The Association shall maintain a comprehensive policy of public liability insurance covering the Common Areas. Such insurance policy shall contain a "severability of interest" clause or endorsement, which shall preclude the insurer from denying the claim of an Owner because of negligent acts of the Association or other Owners. Coverage shall have limits of liability of not less than \$1,000,000 per occurrence for personal injury and/or property damage.

**8.05 Other Insurance and General.** The Association shall also maintain Worker's Compensation Insurance as required by law and may maintain other liability insurance as it may deem desirable, insuring each Owner, the Association, the Board and any manager, from liability in connection with the Common Areas. Such insurance policies shall have severability of interest clauses or endorsements, which shall preclude the insurer from denying the claim of any Owner because of the negligent acts of the Association or other Owners. Premiums for all insurance carried by the Association are Common Expenses.

**8.06 Unit Owners Policies.** Each Owner shall be responsible to purchase and maintain in force appropriate hazard, content and liability insurance in an amount equaling or exceeding the purchase price for the Unit. The Association will not be required to file claims on any of its policies for any damage or liability claim that either should or would have been covered under any Owner's policy required by the Declaration.

**8.07 Other Insurance Provisions.** All insurance required pursuant to this Article 8 shall be written by insurers licensed in the State of Utah. Notwithstanding anything in this

Article 8 to the contrary, any insurance required to be obtained by the Association pursuant to this Article 8 shall be required only to the extent that such coverage is reasonably obtainable at reasonable rates and is customarily obtained with respect to improvements or facilities having the same or similar characteristics of the Common Areas or risks being insured.

## ARTICLE 9 ENFORCEMENT

9.01 **Remedies and Enforcement.** Declarant, the Association, any Owner, any Builder, and any Mortgagee, shall have the right to enforce this Declaration, the Design Guidelines and the Articles, Rules and Regulations and Bylaws by appropriate proceedings at law or in equity, including the right to assess fines pursuant to the terms of this Declaration or to bring a proceeding to enjoin a violation thereof; *provided, however*, that only the Declarant or the Association shall have the right to enforce the liens and remedies provided herein with respect to the levy, collection, and enforcement of liens for any assessment allowed pursuant to this Declaration, including without limitation Common Assessments, Capital Improvement Assessments, Supplemental Assessments, Association Special Assessments, and Specific Assessments.

9.02 **Attorneys' Fees and Costs.** Any and all costs to enforce this Declaration, the Design Guidelines, the Articles, Bylaws, or Rules and Regulations, including without limitation all reasonable attorneys' fees, shall be paid by the Owner causing such enforcement action by any violation of the Declaration, Design Guidelines, Articles, Bylaws, or Rules and Regulations, and such costs shall be deemed to be a Specific Assessment against such Owner that does not require any vote of the Members.

9.03 **Nuisance.** Any act or omission resulting in a breach of this Declaration, the Design Guidelines, the Rules and Regulations, the Articles or Bylaws is hereby declared to be and constitute a nuisance, and every remedy allowed by law or equity against a nuisance, either public or private, shall be applicable against every such act or omission and may be exercised by Declarant, the Association, or any Owner.

9.04 **Cumulative Remedies.** All rights, options, and remedies of Declarant, the Association, or any Owner for the enforcement of this Declaration, the Design Guidelines, the Articles, Rules and Regulations or Bylaws shall be deemed cumulative and none of such rights, options, or remedies shall be deemed exclusive.

9.05 **Waiver.** The failure to enforce any of the covenants contained in this Declaration, the Design Guidelines, the Articles, Rules and Regulations or Bylaws shall not constitute a waiver of the right to enforce the same thereafter.

**9.06 Personal Covenant.** To the extent the acceptance of a conveyance of a lot or Unit creates a personal covenant between the Owner of such lot or Unit, other Owners, or the Association, such personal covenant shall *terminate and* be of no further force or effect from and after the date such Owner ceases to be the Owner of such lot or Unit except for the payment of moneys which came due to the Association during the period of such ownership.

**9.07 Fines.** After the initial warning required by the applicable section of the Utah Community Association Act set forth at section 57-8a-208 of the Utah Code, and in the sole but reasonable discretion of the Board, in addition to other legal remedies available to the Association, any violation by an Owner or the Guest or invitee of an Owner of (i) this Declaration or (ii) the Rules and Regulations of the Association adopted pursuant to this Declaration and accompanying Bylaws shall subject such Owner to the monetary fines adopted by Declarant or the Board from time to time and kept on file at the Association for review or inspection by any Owner. Any fines assessed by the Board pursuant this Section 9.07 shall be deemed to be Specific Assessments.

(a) A schedule of fines for violations of this Declaration or applicable Rules and Regulations may be updated and amended from time to time by a writing adopted by the Board which references this Section 9.07 of the Declaration and which is kept on file with the Association for review and inspection by the Owners.

(b) Upon the cure or cessation of the violation, the Board may waive all or part of the fine in its sole discretion. The Association may enforce payment of these fines through court proceedings or enforcement of a Specific Assessment lien on the lot of an Owner liable for the fine, wherein the lot may be sold through the exercise of a power of sale pursuant to the remedies set forth in Section 11.14 below. The fines are not exclusive of other remedies available to the Association and may be levied and enforced in addition to other remedies, including injunctive relief or other causes of action. The Association shall have the right to seek an injunction to enjoin any violations of this Declaration or the Rule and Regulations promulgated thereunder. Any person liable for a fine hereunder shall be liable for all costs of the Association in attempting to enforce this Declaration and collect such fine, including without limitation reasonable attorneys' fees. In addition, the balance of any fine that remains unpaid one month after notice that an Association Special Assessment had been levied to collect a fine shall accrue interest at the rate of two percent (2%) per month until paid in full.

(c) An Owner may request an informal hearing before the Board by filing a written request for the hearing with the Board no later than thirty (30) days from the date the Owner received notice that the fine was assessed. Failure to timely file such a written request for a hearing waives any and all rights to protest or appeal the fine. An Owner must exhaust this administrative remedy before seeking to challenge or appeal the fine in

a court of law. In such hearing, the Owner may be represented by an attorney and call fact and expert witnesses to testify before the Board, and the Owner or his attorney shall be allowed to ask questions of the Association officer that imposed the fine. However, the Board is not obligated to follow any formal rules of procedure and shall have the power to set reasonable limits on the length of testimony and to exclude duplicative testimony. No Association Special Assessment may be made and no interest may accrue until a final decision has been rendered by the Board. The Board may in its discretion appoint one or more persons, including without limitation paid professionals or staff, to serve as the hearing officer, conduct the hearing, and render the decision on behalf of the Board.

## **ARTICLE 10 RIGHTS OF MORTGAGEES**

**10.01 Title and Mortgagee Protection.** A breach of any of the covenants, provisions, or requirements of this Declaration shall not result in any forfeiture or reversion of title or of any other interest in a Unit, lot or any other portion of the Property, except for the foreclosure of a lien for failure to pay an assessment after at least thirty (30) days written notice to the record holder of any Mortgage. A breach of any of the covenants, provisions, or requirements of this Declaration shall not defeat, impair, or render invalid the lien of or other rights under any Mortgage. Unless and until it enters into possession or acquires title pursuant to foreclosure or any arrangement or proceeding in lieu thereof, any Mortgagee interested under any Mortgage affecting a Unit or any other portion of the Property shall have no obligation to take any action to comply with, and may not be compelled to take any action to comply with, any of the covenants, provisions, or requirements of this Declaration (other than those, if any, concerning a consent or approval to be given by a Mortgagee, in the event a Mortgagee's failure to give the same is wrongful). No amendment to this Declaration shall materially alter or affect the rights of any Mortgagee interested under a Mortgage which is in effect at the time of the amendment concerned or the rights of any successor in interest or title to such Mortgagee, either before or after such Mortgagee or its successor enters into possession or acquires title pursuant to foreclosure, or any arrangement or proceeding in lieu thereof, unless such Mortgagee has consented in writing to such amendment, provided that such protection of Mortgagees shall not be construed to prevent the Association from amendments providing for increased maintenance of the Common Areas, construction of new Improvements on the Common Areas, or making new assessments for the same.

**10.02 Notice of Certain Matters Potentially Affecting Security.** The Association shall give written notice to any Mortgagee of a Unit specifically requesting from the Association such notice whenever:

(a) There is any material default by the Owner of the Unit subject to the Mortgage in performance of any obligation under this Declaration or the Bylaws or Rules and Regulations, which is not cured within thirty (30) days after default occurs; or

(b) Damage to the Common Areas from any one occurrence exceeds One Hundred Thousand Dollars (\$100,000.00); or

(c) There is any condemnation or taking by eminent domain of any material portion of the Common Areas.

**10.03 Notice of Meetings.** The Board shall give to any Mortgagee of a Unit specifically requesting the same annually in writing from the Association, notice of all meetings of the Association; and such Mortgagee shall have the right to designate in writing a representative to attend any or all such meetings.

**10.04 Right to Examine Association Records.** Any Mortgagee shall, upon reasonable request, have the same right to inspect the books and records of the Association and receive financial statements as the Owner of the Unit securing the Mortgage.

**10.05 Right to Pay Taxes and Charges.** Mortgagees may, jointly or singly, pay taxes, assessments or other charges which are in default and which may or have become a charge against any portion of the Common Areas and may pay overdue premiums on insurance policies pertaining to the Common Areas, or secure new insurance coverage pertaining to the Common Areas on the lapse of a policy; and Mortgagees making such payments shall be owed immediate reimbursement therefore from the Association.

**10.06 No Priority Accorded.** No provision of this Declaration gives or may give an Owner or any other party priority over any rights of Mortgagees pursuant to their respective Mortgages in the case of a distribution to Owners of insurance proceeds or condemnation awards for loss to or taking of Units, lots and/or the Common Areas.

**10.07 Construction.** In the event another provision or clause of this Declaration deals with the same subject matter as is dealt with in any provision or clause of this Article 10, the provision or clause which results in the greatest protection and security for a Mortgagee shall control the rights, obligations, or limits of authority, as the case may be, applicable to the Association with respect to the subject concerned.

## ARTICLE 11 ASSESSMENTS

11.01 **Assessments.** The Association shall have the right and duty to levy and collect Common Assessments, Association Special Assessments, Capital Improvement Assessments, Supplemental Assessments, and Specific Assessments as provided in this Article 11. The Board may require that payment of any of such Assessments, except Specific Assessments, be made to, and collected by the Association in monthly or periodic bulk payments as directed by the Board in its sole discretion. For any type of assessment, including without limitation an Initial or Reinvestment Assessment, the Board may, from time to time, but is not required to, determine an additional factor to be applied to the assessments against any Apartment Lot, Commercial Lot, Hotel Lot, or Recreational Lot (as applicable an "*Apartment Factor*," "*Commercial Factor*," "*Hotel Factor*," or "*Recreational Factor*") to reflect the difference in the nature of the burdens on or costs incurred by the Association related to Units within the particular Apartment Lot, Commercial Lot, Hotel Lot or Recreational Lots, as opposed to other Units within the Community. The Board may determine or impose a different Apartment Factor, Commercial Factor, Hotel Factor, or Recreational Factor for each different type of assessment on an Apartment Lot, Commercial Unit, Hotel Unit, or Recreational Unit or for different Apartment Lots, Commercial Lots, Hotel Lots, or Recreational Lots or for Units within any such lots. For example, if (i) an Apartment Lot has 20 completed apartments, (ii) an Association Special Assessment of \$200.00 is made against each Unit, and (iii) the Board has determined that the Apartment Factor for the Association Special Assessment is (0.6), then the Common Assessment payable by such Apartment Lot would be \$1,200.00 (10 X \$200 X .6). The Declarant or the Board may also enter into a binding contract with the Owner of the Apartment Lot, Commercial Lot, Hotel Lot or Recreational Lot to establish a maximum Apartment Factor, Commercial Factor, Hotel Factor or Recreational Factor (as applicable) for a period of time not to exceed fifteen (15) years, which contract shall be binding on the Association for the duration of the contract, provided that such duration does not exceed fifteen (15) years. For purposes of voting related to any given assessment, the Apartment Factor, Commercial Factor, Hotel Factor or Recreational Factor determined for that assessment shall be applied to the votes of the Apartment Lot, Commercial Unit, Hotel Unit, or Recreational Unit (as applicable). For example, on a vote related to an Association Special Assessment, an Apartment Lot with 20 apartments would be entitled to vote as 12 Units if the Association Special Assessment Apartment Factor is 0.6 (20 X .6). In the event any Unit contains multiple uses, such as a Commercial Unit within an Apartment Lot or other mixed-use projects, the Board may allocate the factors to the various uses and separate the assessments for each such use. Notwithstanding anything to the contrary set forth in this Declaration, and notwithstanding any Recreational Factor assigned to any Recreational Unit or Recreational Lot, if any, no Recreational Unit or Recreational Lot shall be subject to any Common Assessments, Association Special Assessments, Capital Improvement Assessments, Supplemental Assessments, or Specific Assessments unless such Recreational Lot or Recreational Unit is designated as being subject to such assessments in a Supplement.



**11.02 Common Assessments.** The Common Assessments levied by the Association shall be used to promote the common benefit, recreation and welfare of the Owners; to meet obligations imposed on, incurred or assumed by the Association; to cover costs, including overhead and administrative costs, for the operation of the Association; and the operation, management, maintenance, repair, and replacement of the Common Areas; *provided, however*, that Common Assessments shall not be used to meet the obligations imposed on the Association related to the maintenance of the exteriors of the Units. The Common Assessments shall also be used to establish adequate Reserves for maintenance, repair, and replacement of the Common Areas. Except for an Initial Assessment or Reinvestment Assessment as set forth in Section 11.02(c) below, Common Assessments shall be levied against each lot and Unit and the Owner thereof and shall be payable in an annual payment on the due date designated by the Board, unless the Board determines from time to time that such payments shall be made in equal quarterly or monthly installments, all in such installments and at such times as the Board in its sole discretion may determine; *provided, however*, the Common Assessments for the first fiscal year of the Association shall be based upon such portion of the fiscal year as follows the date of recordation of the Declaration in the Public Records and shall be payable in such installments and at such times as the Association, in the sole discretion of the Board, may determine.

(a) **Basis of Common Assessments.** The total Common Assessments shall be based on advance estimates of cash requirements by the Association to provide for payment of all estimated Common Expenses growing out of or connected with the operation of the Association and the operation, management, maintenance, and repair of the Common Areas, which estimates may include, among other things, expenses of snow removal, taxes, premiums for all insurance which the Association is required or permitted to maintain pursuant hereto, construction of Improvements, repairs and maintenance, wages for Association employees, compensation of a manager, legal and accounting fees, the creation of reasonable Reserves, surplus and/or sinking funds for the replacement of capital items and other purposes, repayment of any loans used for the other purposes herein, and any other expenses and liabilities which may be incurred by the Association for the benefit of the Owners. Common Assessments shall be made on the basis of the Association's budget year (which may be a calendar year). Notice of the proposed assessment for any such year shall be mailed to each Owner not later than thirty (30) days after the beginning of the budget year, together with an operating budget for the upcoming budget year. In making advance estimates of cash requirements, the Board may take into account the estimated collections from the Initial or Reinvestment Assessments provided for in Section 11.02(c) below. Common Assessments shall be assessed at a uniform rate for all Units, except for Apartment Lots, Commercial Units, Hotel Units, and Recreational Units as provided herein.

(i) The budget shall itemize the estimated cash requirements for such budget year, anticipated receipts, reserves, and any deficit or surplus from the prior operating period. The budget shall serve as the supporting document for the Common Assessments for the upcoming fiscal year and as the major guideline under which the Community shall be operated during such fiscal year.

(ii) The failure of the Association to give timely notice of any Common Assessment as provided herein shall not be deemed a waiver of or modification in any respect of the provisions of the Declaration, or a release of any Owner from the obligation to pay such Assessment or any other Assessment; but the date when the payment shall become due in such case shall be deferred to a date twenty (20) days after notice of such Common Assessment shall have been given to the Owner in the manner provided in Section 12.01.

(b) **Reserves.** Common Assessments may include reasonable amounts, as determined by the Board, collected as Reserves for the future periodic maintenance, repair and replacement of all or a portion of the Common Areas, or for any other purpose as determined by the Board. All amounts collected as Reserves, whether pursuant to this Section or otherwise, shall be deposited by the Board in a separate bank account to be held in trust for the purposes for which they are collected. Said amounts shall be segregated from and not commingled with any other funds of the Association. Such Reserves shall be deemed contributions to the capital account of the Association by the Members.

(c) **Initial and Reinvestment Assessments.** To ensure adequate funding of the Association from the beginning of the Community, at the earlier of (i) the day and time of the first closing in which a Unit is transferred for the first time to an Owner other than Declarant or a Builder or (ii) if no closing on a Unit has occurred because the Declarant has transferred the lot to a third party Builder, a date twelve (12) months after a certificate of occupancy or similar approval of completion is issued for the Unit, the Owner or buyer of the Unit after the transfer or issuance of the certificate shall pay to the Association an Initial Assessment of \$500.00 or such other amount as the Board may determine from time to time, but in no case exceeding one-half percent (1/2%) of (a) the total purchase price of the Unit, or (b) if no transfer of the lot or Unit has yet occurred, the assessed value of the Unit as set forth in the official records in Wasatch County. In addition, to help defray the costs of recordkeeping and providing information to the new Owners of a Unit and to help provide the necessary funding for the Association, an additional Reinvestment Assessment of \$500.00, or such other amount as the Board may determine from time to time, shall be assessed against the Unit and paid to the Association at the closing for each subsequent recorded transfer of the Unit provided that in no instance shall such amount exceed one-half percent (1/2%) of the total purchase

price or value of the Unit as set forth in the official records in Wasatch County. A Neighborhood Association may assess a Reinvestment Assessment or similar assessment in an amount that would not cause the aggregate amount of the Reinvestment Assessment to exceed any limitations imposed by any law or ordinance. No provision or term in this Declaration shall be interpreted to prevent the collection of Common Assessments and other assessments from the Owner of a lot prior to assessment of the Initial Assessment.

(d) **Loans.** The Association may take out loans upon commercially reasonable terms to meet the obligations of the Association from time to time, and the Common Assessments shall be sufficient to service and pay off such loans according to their terms.

**11.03 Supplemental Assessment.** In addition to the Common Assessments, Supplemental Assessments shall be levied by the Association against certain lots in the same manner as, and according to the same terms and conditions applicable to, the Common Assessments, *provided* that Supplemental Assessments shall be used for the maintenance of the Shared Lot Common Areas, Limited Common Areas, Service Areas representing less than all of the Community, the exteriors of certain Units, and other expenses that affect or benefit only a portion of the Community and which would be unfair to assess against all Units generally. Supplemental Assessments shall be assessed at a uniform rate for all lots benefited by such an assessment. The intent of this Section 11.03 is to allow the Association to allocate and assess the expenses incurred (or expected to be incurred) by the Association related to Unit exteriors, Shared Lot Common Areas, Limited Common Areas, and Service Areas to the extent the Board determines that the interest of the Association would be best served by having the Association to undertake such obligations rather than having the individual Owners perform such work separately, and this Section 11.03 shall be interpreted and applied in a manner consistent with such intent.

**11.04 Association Special Assessments.** If and when required, Association Special Assessments shall be levied to cover unbudgeted expenses or expenses in excess of those budgeted. Except as otherwise provided in the Articles, Bylaws, Rules and Regulations or in this Declaration, an Association Special Assessment in excess of \$500 per Unit shall require the affirmative vote or written consent of a majority of Members in attendance at a special meeting called for this purpose with notice of the meeting provided as set forth in Section 1.09 of the Bylaws. Association Special Assessments shall be payable in such manner and at such times, including installments over time, as the Board may determine.

**11.05 Capital Improvement Assessments.** If and when required, a Capital Improvement Assessment may be levied for the purpose of defraying, in whole or in part, the cost of construction, reconstruction, repair or replacement of a capital improvement of or upon the Common Areas, including fixtures and personal property related thereto; *provided, however,*

that any such assessment in excess of One Million Dollars (\$1,000,000) in any one year shall require the affirmative vote or written consent of a majority of Members in attendance at a special meeting called for this purpose with notice of the meeting provided as set forth in Section 1.09 of the Bylaws. Capital Improvement Assessments shall be levied against each lot and Unit and the Owner thereof and shall be payable in such manner and at such times, including installments over time, as the Board may determine.

**11.06 Specific Assessment.** In addition to the Common Assessment and Supplemental Assessment and any Association Special Assessment or Capital Improvement Assessment authorized pursuant to Sections 11.02, 11.03, 11.04, and 11.05, above, the Board may levy at any time Specific Assessments (a) on every lot or Unit especially benefited (i.e., benefited to a substantially greater degree than any other lot or Unit) by any improvement to adjacent roads, sidewalks, planting areas or other portions of the Common Areas made on the written request of the majority of the Owners of the lots or Units to be charged such assessments for a reasonably distinct area logically related to such an assessment, provided the Board agrees to make such an assessment; (b) on every lot or Unit wherein the Owner, occupant or Guest or invitee of an Owner violates this Declaration or the Rule and Regulations or otherwise causes any damage to the Common Areas necessitating repairs; and (c) on every lot or Unit as to which the Association shall incur any expense for maintenance or repair work performed, or enforcement action taken, pursuant to any of the provisions of the Declaration or upon the written request of the Owner of the lot or Unit to be charged. The aggregate amount of any such Specific Assessment shall be determined by the cost of such improvements, repairs, maintenance or enforcement action, including all overhead and administrative costs, and all attorneys' fees and costs, and shall be allocated among the affected lots or Units according to the magnitude of special benefit or cause of damage or maintenance or repair work or enforcement action, as the case may be, and such Specific Assessment may be made in advance of the performance of work. If a special benefit arises from any improvement which is part of the general maintenance or operation obligations of the Association, it shall not give rise to a Specific Assessment against the lots or Units benefited.

**11.07 Creation of Lien and Personal Obligation of Assessment.** Pursuant to Utah Code section 57-8a-302 and this Declaration, each Owner of any lot or Unit within the Community, by acceptance of a deed thereof, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association all Common Assessments, Association Special Assessments, Capital Improvement Assessments, Specific Assessments, or other assessments levied as provided herein. Each such assessment, together with interest, costs and reasonable attorneys' fees for the collection thereof, shall be a charge on the lot or Unit and shall be a continuing lien upon the lot or Unit against which the assessment is made. It shall have priority over any declaration of homestead recorded after the date on which this Declaration is recorded in the Public Records and shall continue until paid in full or otherwise satisfied. In a voluntary conveyance of a lot or Unit, the grantee shall be jointly and severally liable with the

grantor for all unpaid assessments, late payment fees, interest and costs of collection, including reasonable attorneys' fees, which shall be a charge on the lot or Unit at the time of the conveyance, without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefore, and each such assessment, together with interest, late charges, collection costs and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such lot or Unit at the time when the assessment fell due. The Board or its agents may cause the foreclosure of the lien created by this Declaration or Utah Code section 57-8a-302 in the manner provided in Utah Code sections 57-8a-302 and in Section 11.14 below. The Declarant hereby conveys and warrants pursuant to Utah Code Sections 57-1-20 and 57-8a-302 to First American Title Insurance Company, with power of sale, the Units and all Improvements to the Units for the purpose of securing payment of assessments under the terms of this Declaration.

**11.08 No Offsets or Abatement.** All assessments shall be payable in the amount specified by the assessment, and no offsets or abatements against such amount shall be permitted for any reason, including, without limitation, a claim that (a) the Association is not properly exercising its duties and powers as provided in this Declaration, or (b) an Owner has made or elects to make no use of the Common Areas.

**11.09 Uniform Rate of Assessment.** All Common Assessments, Association Special Assessments, and Capital Improvement Assessments authorized by Sections 11.02, 11.04, and 11.05, respectively, shall, except as expressly provided elsewhere in this Declaration be assessed and allocated among the Owners of the lots or Units at a uniform rate for all lots and Units. Furthermore, all Supplemental Assessments authorized by Section 11.03 shall be assessed and allocated among the Owners of the affected lots or Units at a uniform rate for all such affected lots or Units. Notwithstanding the foregoing or any provision to the contrary, until the earlier of (i) the date a lot has been both fully improved with a Unit and occupied for the first time for residential purposes or (ii) the Change of Control Date, the Board or the Declarant shall have the sole discretion to waive all or part of the Common Assessments, Supplemental Assessments, and Association Special Assessments otherwise applicable to a lot without a Unit. The Declarant or the Board shall be allowed to make a distinction between lots with occupied Units and other lots on the basis that unoccupied lots may not create expenses related to the Common Areas to the same extent as occupied Units.

**11.10 Homestead Waiver.** Each Owner, to the extent permitted by law, does hereby waive, to the extent of any liens created pursuant to this Declaration, whether such liens are now in existence or are created at any time in the future, the benefit of any homestead or exemption laws of the State of Utah now in effect or from time to time hereafter.

**11.11 Date of Commencement of Assessments.** Common Assessments and other assessments applicable to specific Common Areas and associated Improvements shall commence

on the first day of the month following the conveyance of the Common Areas and associated Improvements to the Association.

**11.12 Reports to Members.** The Board shall cause to be prepared an annual balance sheet and operating statement reflecting income and expenditures of the Association for each budget year and shall cause to be distributed a copy of each such statement to each Member. The Board shall also prepare and distribute to each Member with the delivery of notice of each new proposed Common Assessment as required pursuant to Section 11.02(a), a written, itemized estimate of the Common Expenses to be incurred by the Association during such new year in performing its functions under this Declaration as well as expected income and any surplus from the prior year's assessments. Similar reports shall be delivered to the Owners of lots or Units with respect to each new proposed Supplemental Assessments affecting such Units or lots.

**11.13 Excess Funds.** At the end of any fiscal year of the Association, the Board may in its sole discretion determine that any or all excess funds of the Association, over and above the amounts used for any purpose, may be retained by the Association and used for Reserves, or to reduce the following year's Common Assessments.

**11.14 Remedies for Non-payment of Assessments.** Any installment of a Common Assessment, Association Special Assessment, Capital Improvement Assessment, Specific Assessment, or other assessment not paid within ten (10) days after the due date shall bear interest from the due date of such installment to the date paid at the rate established by the Board, but in no event more than of eighteen percent (18%) per annum. If any installment of an assessment is not paid within ten (10) days after it is due, the Owner responsible thereof shall be required to pay a late charge established by the Board, but in no event more than ten percent (10%) of the amount of the delinquent installment or twenty-five dollars (\$25), whichever is greater. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the lot or Unit, or do both if a deficiency is left after foreclosure. The lien against the lot shall include, and the Owner shall be responsible for, any and all costs and charges incurred in connection with the collection of any delinquent assessments, and such related costs and charges shall include without limitation reasonable attorneys' fees, court costs and every other expense incurred in enforcing any assessment hereunder. Failure to promptly enforce any remedy granted pursuant to this Section 11.14 shall not be deemed a waiver of any such rights. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas or by abandonment of the Owner's lot or Unit.

(a) **Notice of Default.** No action shall be brought to enforce any assessment lien herein, unless at least thirty (30) days have expired following the date a Notice of Default is deposited in the United States mail, postage prepaid, to the Owner of the lot or Unit, and a copy thereof has been recorded by the Association in the Public Records.

Said Notice of Default must recite a good and sufficient legal description of the lot or Unit, the record Owner or reputed Owner thereof, the amount claimed (which may include interest and late charges as provided in this Section 11.14, plus reasonable attorneys' fees and expenses of collection in connection with the debt secured by said lien), and the name and address of the Association, City, or Declarant, as the case may be, as claimant. Such Notice of Default shall be signed and acknowledged by an officer of the Association, City, or Declarant, as the case may be.

(b) **Foreclosure Sale.** Any sale provided for above may be conducted in accordance with the provisions of the Utah Code Annotated, 1953, as amended, applicable to the exercise of powers of sale in deeds of trust, by foreclosure as a mortgage, or in any other manner permitted by law. The Association, through duly authorized agents, shall have the power to bid on the lot or Unit at a foreclosure sale, and to acquire and hold, lease, mortgage and convey the same.

(c) **Curing of Default.** Upon the timely curing of any default for which a Notice of Default was recorded on behalf of the Association, the Association shall cause to be recorded in the Public Records an appropriate Release of Lien, upon payment by the defaulting Owner of a reasonable fee to be determined by the Association to cover the cost of preparing and recording such release.

(d) **Certificate as to Indebtedness.** A certificate executed and acknowledged by the Association stating the indebtedness secured by the liens created hereunder upon any lot or Unit shall be conclusive upon the Association and the lot or Unit as to the amount of such indebtedness as of the date of the certificate, in favor of all persons who rely thereon in good faith.

(e) **Cumulative Remedies.** The assessment liens and the rights of foreclosure and sale hereunder shall be in addition to, and not in substitution for, all other rights and remedies which the Association and its assigns may have hereunder and by law, including a suit to recover a money judgment for unpaid assessments, as above provided.

11.15 **Certificate Regarding Payment.** Upon the request of any Owner or prospective purchaser or encumbrancer of a lot or Unit and upon the payment of a reasonable fee to the Association to cover administrative costs, the Association shall issue a certificate stating whether or not payments of all assessments respecting such lot or Unit are current and, if not, the amount of the delinquency. Such certificate shall be conclusive in favor of all persons who rely thereon in good faith.

**11.16 Subordination of Lien to First Mortgages.** The lien of the assessments provided herein shall be subordinate to the lien of any first Mortgage given in the first instance to a bank, savings and loan association, insurance company or other lender; and the holder of any such Mortgage or purchaser who comes into possession of or becomes the Owner of a lot or Unit by virtue of the foreclosure of such first Mortgage or the exercise of a power of sale under such first Mortgage, or by deed in lieu of foreclosure, shall take free of such assessment lien as to any assessment installment which accrues or becomes due prior to the time such holder or purchaser comes into possession or ownership of such lot or Unit; *provided, however*, that the holder of such Mortgage or purchaser who comes into possession of or becomes the Owner of a lot or Unit by virtue of the foreclosure of such first Mortgage or the exercise of a power of sale under such first Mortgage, or by deed in lieu of foreclosure shall be responsible for payment of any unpaid assessments charged within the six (6) month period prior to taking possession of or becoming the Owner of the Unit, and to the extent there are any proceeds of the sale on foreclosure of such first Mortgage or by exercise of such power of sale in excess of all amounts necessary to satisfy all indebtedness secured by and owed to the holder of such first Mortgage, the lien shall apply to such excess. No sale or transfer of a lot or Unit in connection with any foreclosure of a first Mortgage shall relieve any lot or Unit from the lien of any assessment installment thereafter becoming due.

**11.17 No Abatement.** No diminution or abatement of any assessments under the Declaration shall be claimed or allowed for inconvenience, annoyance or discomfort arising from (i) any construction (or lack of construction) within the Community; (ii) the making of (or failure to make) any repairs or improvements to or the maintenance of any Common Areas, or any part thereof; or (iii) from any action taken to comply with the provision of the Declaration or with the laws, ordinances, regulations, rules, or orders of any governmental authority.

## ARTICLE 12 GENERAL PROVISIONS

**12.01 Notices.** All notices to be given pursuant to this Declaration or the Bylaws shall be sufficient if given to the prescribed address by personal service, by guaranteed overnight delivery service, by deposit in the US Mail, postage prepaid, certified or registered mail, return receipt requested, *or* by electronic means such as e-mail to an electronic address for the recipient reasonably believed by the sender to be the electronic address of the intended recipient. Any time period provided in the giving of any notice hereunder shall commence upon the date of personal service, the next day after delivery to the guaranteed overnight delivery service, two (2) days after mailing certified or registered mail, or the next day after sending electronic notice. Any notice required or permitted to be given to the Association may be given by delivering or mailing the same to the Managing Agent or any officer or Director of the Association or to the Association's Registered Agent as reflected in the Association's records at the Utah Department of Commerce, Division of Corporations and Commercial Code. Any notice required or



permitted to be given to the Design Review Committee may be given by delivering or mailing the same to the Managing Agent or the Association or any member of the Design Review Committee.

**12.02 Successors and Assigns.** Except as otherwise provided herein, this Declaration shall be binding upon and shall inure to the benefit of Declarant, the Association, the City, each Owner, and their respective heirs, personal representatives, successors and assigns. This Declaration shall run with and be binding upon the Property and each lot thereof. Declarant may assign its rights under this Declaration to a Development Assignee.

**12.03 Limited Liability.** Neither Declarant, the Association, the Board, the Design Review Committee nor any member, agent or employee of any of the same shall be liable to any party for any injury, damage, loss, cost or expense suffered by reason of any action or for failure to act with respect to any matter if the action taken or failure to act was in good faith.

**12.04 Duration of Declaration.** All provisions, covenants, conditions and restrictions contained in this Declaration shall continue and remain in full force and effect until there is recorded an instrument directing the termination of this Declaration that executed by (i) all of the Owners of the lots and Units, (ii) all First Mortgagees then subject to this Declaration, and (iii) the City.

**12.05 Use of Funds Collected by the Association.** All funds collected by the Association, including assessments and reserves paid by Owners, shall be held by the Association in a fiduciary capacity to be expended in their entirety for not-for-profit purposes of the Association in managing, maintaining, caring for, preserving and architecturally controlling the Property and for other permitted purposes as set forth in this Declaration. No part of said funds shall inure to the benefit of any Member (other than as a result of the Association's managing, maintaining, caring for, preserving and architecturally controlling the Property and other than as a result of expenditures made for other permitted purposes set forth in this Declaration).

**12.06 Amendment.** Except as otherwise provided for in this Declaration, this Declaration may be revoked or amended as follows:

- (a) The Declarant may unilaterally amend this Declaration or the Bylaws at any time until the Change in Control Date, except that any change to the rights of the City hereunder shall not be made without the written consent of the City. Consent of the Members of the Association shall not be required until after the Change in Control Date.
- (b) Subsequent to the Change in Control Date, this Declaration, the Bylaws and amendments thereto may be amended by the affirmative vote or written consent of

not less than sixty seven percent (67%) of each Class of outstanding Member votes, except that any change to the rights of the City hereunder shall not be made without the written consent of the City.

(c) An amendment or revocation which only requires the execution of an instrument by Declarant shall be effective when executed by Declarant and recorded in the Public Records. An amendment which requires the affirmative vote or written consent of the Members shall be effective when executed by the President and Secretary of the Association (who shall each certify in writing that the amendment has been so approved) and recorded in the Public Records.

(d) Notwithstanding the foregoing, any provision of the Articles, the Bylaws, Rules and Regulations or this Declaration, which expressly requires the approval of a specified percentage of the voting power of the Association or first Mortgagees for action to be taken under said provision, can be amended only with the affirmative vote or written consent of not less than the same percentage of the voting power of the Association and/or first Mortgagees.

**12.07 Consent in Lieu of Vote.** In any case in which this Declaration requires for authorization or approval of a transaction the assent or affirmative vote of a stated percentage or number of votes outstanding in the Association or of the Owners, such requirement may be fully satisfied by obtaining, with or without a meeting, consents in writing to such transaction from Owners entitled to cast at least the stated percentage or number of all membership votes then outstanding in the Association, unless a higher percentage or a greater number is required by law. The following additional provisions shall govern any application of this Section 12.07:

(a) All necessary consents must be obtained prior to the expiration of ninety (90) days after the first consent is given by any Owner;

(b) The total number of votes required for the applicable authorization or approval shall be determined as of the date on which the last consent is signed; and

(c) Any change in ownership of a lot which occurs after a consent has been obtained from the Owner thereof shall not be considered or taken into account for any purpose.

No amendment to any provision of this Declaration which has the effect of diminishing or impairing any right, power, authority, privilege, protection, or control accorded to Declarant, (in its capacity as Declarant), shall be accomplished or effective unless the instrument through which such amendment is purported to be accomplished is specifically consented to in writing by Declarant.

**12.08 No Public Right or Dedication.** Nothing contained in this Declaration shall be deemed to be a gift or dedication of all or any part of the Community or the Property to the public, or for any public use.

**12.09 Constructive Notice and Acceptance.** Every person who owns, occupies or acquires any right, title, estate or interest in any lot or Unit in the Community shall be conclusively deemed to have consented and agreed to every limitation, restriction, easement, reservation, condition and covenant contained, referred to or incorporated herein, whether or not any reference to this Declaration is contained in the instrument by which such person acquired an interest in said lot or Unit.

**12.10 Interpretation.** The provisions of this Declaration, including the Bylaws attached hereto as Exhibit B, shall be liberally construed to effectuate its purpose of creating a uniform plan for the development of the Community. The Article and Section headings have been inserted for convenience only and shall not be considered or referred to in resolving questions of interpretation and construction. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular; and the masculine, feminine and neuter shall each include the masculine, feminine and neuter. The term "person" shall refer to a person or entity. The terms "recorded and recordation" shall refer to recording in the Public Records. The word "shall" is deemed to be imperative and the word "may" is deemed to be permissive. The laws of the State of Utah shall govern the validity, construction and enforcement of this Declaration.

**12.11 Severability.** Invalidity or unenforceability of any provision of this Declaration in whole or in part shall not affect the validity or enforceability of any other provision of this Declaration.

**12.12 Declarant's Rights Assignable.** All or any portion of the rights of Declarant under this Declaration or in any way relating to the Property may be assigned.

**12.13 Condemnation.** If at any time or times an insubstantial or minor part of the Common Areas or any part thereof shall be taken or condemned by any authority having the power of eminent domain, all compensation and damages shall be payable to the Association and shall be used by the Association to the extent necessary for restoring or replacing any Improvements on the remainder of the Common Areas. In the event of any other taking or condemnation, the interests of the Association, the Owners and Mortgagees shall be as they may appear.

**12.14 Covenants to Run with Land.** This Declaration and all the provisions hereof shall constitute covenants to run with the land or equitable servitudes, as the case may be, and

shall be binding upon and shall inure to the benefit of Declarant, the City, and all parties who heretofore acquired or hereafter acquire any interest in a lot, and their respective grantees, transferees, heirs, devisees, personal representatives, successors, and assigns. Each Owner or occupant of a lot or Unit shall comply with, and all interests in all lots, all Units or in the Common Areas shall be subject to, the terms of this Declaration and the provisions of any Rules and Regulations, agreements, instruments, and determinations contemplated by this Declaration.

12.15 **Effective Date.** This Declaration and any amendment hereto, shall take effect upon its being filed for record in the Public Records.

12.16 **Attorneys' Fees.** In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Declaration, whether or not suit is filed or prosecuted to final judgment, the prevailing party in any such action or proceeding shall be entitled to recover from the non-prevailing party in any such action or proceeding its reasonable costs and attorneys' fees (including its reasonable costs and attorneys' fees on any appeal) in addition to any other damages or relief awarded.

12.17 **Third Party Beneficiary Rights.** This Declaration is not intended to create, nor shall it be in any way interpreted or construed to create, any third-party beneficiary rights in any person not a party hereto unless otherwise expressly provided herein.

12.18 **Governing Law.** This Declaration and each and every related document are to be governed by, and construed in accordance with, the laws of the State of Utah. The parties agree that the state and federal courts located in Wasatch County, Utah shall have exclusive jurisdictions over any dispute arising out of this Declaration.

[Signatures and Acknowledgements on Next Page]

IN WITNESS WHEREOF, Declarant has executed this Declaration the day and year first above written.

DECLARANT:

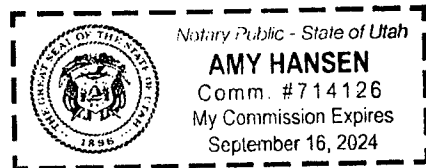
By: Jordanelle REF Acquisition LLC, a Delaware limited liability company

By: Cody Winterton  
Cody Winterton, Authorized Signatory

STATE OF Utah )  
COUNTY OF Salt Lake :SS.

The within instrument was acknowledged before me this 29 day of December, 2021 by Cody Winterton in his capacity as the Authorized Signatory of the Declarant, Jordanelle REF Acquisition LLC, a Delaware limited liability company, owner of the Property.

[Signature]  
NOTARY PUBLIC



**EXHIBIT A****LEGAL DESCRIPTION OF THE PROPERTY**

A parcel of land is located within Sections 20, 28 and 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian. All Sections called to and along within this description are within said Township and Range, more particularly described as follows:

Beginning at the South Quarter Corner of Section 20 and running; thence North  $0^{\circ}00'09''$  East 2184.46 feet along the Quarter Section line of said Section 20 to the center line of the Timpanogos Canal; thence along the center line of the Timpanogos Canal the following thirty-one (31) courses:

- (1) South  $10^{\circ}35'01''$  East 97.63 feet to a point of curvature;
- (2) thence 82.09 feet along the arc of a 213.86 foot radius curve to the left through a central angle of  $21^{\circ}59'33''$  (Long Chord Bears South  $21^{\circ}34'48''$  East 81.59 feet);
- (3) thence South  $32^{\circ}34'34''$  East 112.69 feet to a point of curvature;
- (4) thence 62.43 feet along the arc of a 272.11 foot radius curve to the right through a central angle of  $13^{\circ}08'39''$  (Long Chord Bears South  $26^{\circ}00'15''$  East 62.29 feet);
- (5) thence South  $19^{\circ}25'55''$  East 61.44 feet to a point of curvature;
- (6) thence 92.04 feet along the arc of a 409.46 foot radius curve to the left through a central angle of  $12^{\circ}52'47''$  (Long Chord Bears South  $25^{\circ}52'18''$  East 91.85 feet);
- (7) thence South  $32^{\circ}18'42''$  East 74.61 feet to a point of curvature;
- (8) thence 68.10 feet along the arc of a 195.73 foot radius curve to the left through a central angle of  $19^{\circ}56'11''$  (Long Chord Bears South  $42^{\circ}16'47''$  East 67.76 feet);
- (9) thence South  $52^{\circ}14'53''$  East 184.86 feet to a point of curvature;
- (10) thence 90.51 feet along the arc of a 90.10 foot radius curve to the left through a central angle of  $57^{\circ}33'26''$  (Long Chord Bears South  $81^{\circ}01'54''$  East 86.75 feet);
- (11) thence North  $70^{\circ}11'05''$  East 48.12 feet to a point of curvature;
- (12) thence 51.35 feet along the arc of a 112.33 foot radius curve to the right through a central angle of  $26^{\circ}11'40''$  (Long Chord Bears North  $83^{\circ}16'55''$  East 50.91 feet);
- (13) thence South  $83^{\circ}37'15''$  East 58.48 feet to a point of curvature;
- (14) thence 50.97 feet along the arc of a 68.74 foot radius curve to the left through a central angle of  $42^{\circ}29'09''$  (Long Chord Bears North  $75^{\circ}10'40''$  East 49.81 feet);
- (15) thence North  $53^{\circ}58'34''$  East 59.19 feet to a point of curvature;
- (16) thence 177.53 feet along the arc of a 64.02 foot radius curve to the right through a central angle of  $158^{\circ}53'32''$  (Long Chord Bears South  $46^{\circ}34'39''$  East 125.87 feet);
- (17) thence South  $32^{\circ}52'07''$  West 111.76 feet to a point of curvature;
- (18) thence 90.49 feet along the arc of 59.21 foot radius curve to the left through a central angle of  $87^{\circ}33'36''$  (Long Chord Bears South  $10^{\circ}54'41''$  East 81.94 feet);
- (19) thence South  $54^{\circ}41'29''$  East 30.91 feet to a point of curvature;
- (20) thence 65.86 feet along the arc of a 65.22 foot radius curve to the right through a central angle of  $57^{\circ}51'47''$  (Long Chord Bears South  $25^{\circ}45'36''$  East 63.10 feet);
- (21) thence South  $03^{\circ}10'18''$  West 40.34 feet to a point of curvature;

- (22) thence 32.60 feet along the arc of a 77.00 foot radius curve to the left through a central angle of 24°15'12" (Long Chord Bears South 08°54'22" East 32.35 feet);
- (23) thence South 20°59'01" East 130.51 feet to a point of curvature;
- (24) thence 30.35 feet along the arc of a 154.16 foot radius curve to the left through a central angle of 11°16'50" (Long Chord Bears South 26°37'26" East 30.30 feet);
- (25) thence South 32°15'52" East 115.73 feet to a point of curvature;
- (26) thence 57.61 feet along the arc of a 140.73 foot radius curve to the left through a central angle of 23°27'14" (Long Chord Bears South 43°59'28" East 57.21 feet);
- (27) thence South 55°43'05" East 24.27 feet to a point of curvature;
- (28) thence 24.18 feet along the arc of a 41.63 foot radius curve to the right through a central angle of 33°16'26" (Long Chord Bears South 39°14'18" East 23.84 feet);
- (29) thence South 22°45'31" East 98.24 feet to a point of curvature;
- (30) thence 35.45 feet along the arc of a 80.17 foot radius curve to the right through a central angle of 25°20'06" (Long Chord Bears South 10°05'28" East 35.16 feet);
- (31) thence South 02°34'35" West 104.70 feet; thence North 53°29'05" East 750.84 feet; thence South 50°35'06" East 249.76 feet to a point of curvature; thence 198.41 feet along the arc of a 446.00 foot radius curve to the right through a central angle of 25°29'18" (Long Chord Bears South 37°50'27" East 196.77 feet); thence South 25°05'48" East 153.97 feet to a point of curvature; thence 202.65 feet along the arc of a 534.00 foot radius curve to the left through a central angle of 21°44'36" (Long Chord Bears South 35°58'06" East 201.44 feet); thence South 46°50'25" East 359.55 feet to a point of curvature; thence 89.28 feet along the arc of a 484.00 foot radius curve to the left through a central angle of 10°34'08" (Long Chord Bears South 52°07'29" East 89.15 feet); thence South 57°24'33" East 121.42 feet to a point of curvature; thence 47.33 feet along the arc of a 68.00 foot radius curve to the right through a central angle of 39°52'56" (Long Chord Bears South 37°28'05" East 46.38 feet) to a point being North 64°54'35" East 28.06 feet from the Northeast Corner of Section 29; thence South 60°11'42" East 91.28 feet to a point of curvature; thence 157.21 feet along the arc of a 916.00 foot radius curve to the left through a central angle of 09°50'01" (Long Chord Bears South 28°01'03" West 157.02 feet); thence South 23°06'02" West 275.11 feet to a point of curvature; thence 47.66 feet along the arc of a 216.00 foot radius curve to the left through a central angle of 12°38'28" (Long Chord Bears South 16°46'48" West 47.56 feet); thence South 10°27'34" West 105.01 feet to a point of curvature;
- thence 69.21 feet along the arc of a 334.00 foot radius curve to the right through a central angle of 11°52'19" (Long Chord Bears South 16°23'44" West 69.08 feet; thence South 22°19'54" West 275.29 feet to a point of curvature; thence 443.27 feet along the arc of a 384.00 foot radius curve to the right through a central angle of 66°08'19" (Long Chord Bears South 55°24'03" West 419.06 feet); thence South 88°28'13" West 325.81 feet to the center line of the Timpanogos Canal; thence along the center line of the Timpanogos Canal the following five (5) courses:
- (1) thence South 41°00'48" East 27.68 feet to a point of curvature;
- (2) thence 111.67 feet along the arc of a 196.55 foot radius curve to the left through a central angle of 32°33'07" (Long Chord Bears South 57°18'02" East 110.17 feet);
- (3) thence South 73°35'16" East 65.33 feet to a point of curvature;
- (4) thence 39.61 feet along the arc of a 65.33 foot radius curve to the right through a central angle of 34°44'36" (Long Chord Bears South 56°18'04" East 39.01 feet);
- (5) thence South 39°00'51" East 90.46 feet; thence South 89°49'39" West 662.60 feet; thence South

00°10'21" East 43.56 feet; thence South 49°09'39" West 1056.00 feet; thence South 89°49'39" West 512.35 feet to the quarter section line; thence North 0°41'38" West 2067.72 feet along the quarter section line to North Quarter corner of Section 29, being also the point of beginning.

Together with an undivided twenty-five percent (25%) interest in and to all minerals and mineral rights, including mining claims, held by Grantor in the subject property as disclosed by that certain Warranty Deed recorded March 14, 1986 as Entry No. 137983 in Book 179 at Page 272 of Official Records.

#### AND

A description of a parcel of land to be dedicated as green space, situate within Section 21 , Township 3 South, Range 5 East, Salt Lake Base and Meridian, Beginning on the Section line at the Northeast corner of Parcel 21-5051, North 0°09' 12" West, more or less, 740.84 feet from the Southeast corner of said Section 21 and running; thence South 89°14'34" West more or less along the north line of said paice121-50514190.34 feet to the northwest corner of parcel 21-5051; thence North 0°09'12" West; more or less parallel to the East Section line of Section 21 1185.14 feet; thence North 89°14'34" East, more or less, parallel the north line of parcel 21-5051 4190.34 feet to the East line of Section 21; thence South . . 0°09' 12" East, more or less, along the East Section line of Section 21 1185.14 feet to the point of Beginning.

Less and excepting therefrom that portion of the subject property as disclosed by that certain Quit Claim Deed recorded September 12, 2007 as Entry No. 325866 in Book 949 at Page 1308, being described as follows:

#### (Red Ledges Tank Site)

All of a certain parcel of land, designated as Red Ledges Tank site, said parcel located in the South half of Section 21, Township 3 South, Range 5 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Commencing at the Southwest corner of above mentioned Section 21 (Basis of Bearing North 00°42'24" East 2663.75 feet between the Southwest corner and the West quarter corner of said Section 21); thence North 00°42'24" East along the West line of said section for 1395.32 feet; thence South 89°17'36" East perpendicular to said West line for 2567.46 feet to the point of beginning; thence North 57°19'26" East for 403.78 feet; thence South 32°52'07" East for 364.68 feet; thence South 59°37'10" West for 430.34 feet; thence North 28°33'40" West for 348.34 feet to the point of beginning.

Together with an undivided twenty-five percent (25%) interest in and to all minerals and mineral rights, including mining claims, held by Grantor in the subject property as disclosed by that certain Warranty Deed recorded March 14, 1986 as Entry No. 137983 in Book 179 at Page 272 of Official Records.



**EXHIBIT B**

**ASSOCIATION BYLAWS**

**THE ASSOCIATION'S BYLAWS ARE HEREBY ADOPTED AS AN EXHIBIT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE JORDANELLE RIDGE MASTER PLANNED COMMUNITY (THE "DECLARATION"). The capitalized terms set forth in these Bylaws shall have the same meaning as the terms defined in Section 2.01 and elsewhere in the Declaration. The Provisions of Article 12 of the Declaration shall be applicable to both the Declaration and these Bylaws.**

**ARTICLE 1**

**BYLAWS - MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION**

1.01 **Name, Purpose and Membership.** The name of the Association is the Jordanelle Ridge Master Association, which Association has been created pursuant to the Declaration for the purpose of owning, maintaining and administering the Community's Common Areas, administering and enforcing the Declaration, and of levying, collecting and disbursing the assessments and charges pursuant to the Declaration for the benefit of the Community. Every Owner upon acquiring title to a Unit shall automatically become a Member of the Association and shall remain a Member thereof until such time as such person's ownership of such Unit ceases for any reason, at which time the membership in the Association with respect to such Unit shall automatically cease and the successor Owner shall become a Member. Membership in the Association shall be mandatory and shall be appurtenant to, and may not be separated from, the ownership of a Unit.

1.02 **Voting Rights.** The Association shall initially have two (2) classes of voting rights, votes of both classes being of equal value as to all matters. In other words, the total number of votes from each class shall be combined to determine the outcome of the vote. Because Declarant's Class B votes will outnumber the class A votes until the Change in Control Date, Declarant shall have the ability to control the Board and the Association until the Change in Control Date.

(a) **Class A.** Except as otherwise provided herein, each Owner (including Declarant) of a Unit (including without limitation a building lot upon which a dwelling may be constructed) shall be entitled to one Class A vote for each Unit for which such Owner holds the interest required for Association membership. For an Apartment Lot, Commercial Unit, Hotel Unit, or Recreational Unit, such Units are entitled to one Class A vote for each Unit for which such Owner holds the interest required for Association

membership multiplied by the applicable Apartment Factor, Commercial Factor, Hotel Factor, or Recreational Factor (as defined in Section 11.01 of the Declaration) for a Common Assessment for that Unit, provided, however, if the matter for which a vote is being taken is for an Association Special Assessment, Capital Improvement Assessment, or Specific Assessment, the applicable Apartment Factor, Commercial Factor, Hotel Factor, or Recreational Factor for purposes of this Section 1.02(a) shall be the factor determined by the Board for the particular type of assessment. For example, on a vote related to an Association Special Assessments, an Apartment Lot with 20 apartments would be entitled to vote as 12 Units if the Association Special Assessment Apartment Factor is 0.6 (20 X .6).

(b) **Class B.** Declarant shall be the only person entitled to Class B voting rights which shall entitle Declarant to two (2) votes for each Class A voting right outstanding at the time (including those to which Declarant is entitled). The Class B votes of Declarant shall be in addition to the Class A voting rights held by Declarant by virtue of Declarant's ownership of Units, and Declarant's Class A voting rights shall not be affected in any way by the Class B rights of Declarant. Class B voting rights shall terminate and become a nullity on the Change of Control Date.

(c) The Declarant may, by Supplement, create additional classes of membership comprised of the Owners of Units within any portion of the additional property submitted to the Declaration. The Declarant shall specify in any such Supplement the rights, privileges, and obligations of the members of any class of membership created by that Supplement.

(d) Upon termination of the Class B voting rights, each Owner of a Unit, including without limitation Declarant, regardless of whether a dwelling has been constructed on the lot, shall have equal voting rights as to all matters except as otherwise provided herein, such that each Owner shall be entitled to one vote for each Unit owned.

(e) The Change of Control Date shall occur upon the satisfaction of the first to occur of the following conditions precedent:

(i) the expiration of ninety (90) days following the date on which ninety-five percent (95%) of the total outstanding Class A and Class B voting rights as authorized in the Community are held by parties other than Declarant or Builders, provided that the Change in Control Date shall not occur so long as Declarant owns, or has rights to acquire, additional property subject to the MDA that it intends to make, but has not yet made, subject to the Declaration; or

(ii) the expiration of ten (10) days after surrender of the Class B voting rights by Declarant in a writing to the Association has been recorded in the Public Records; or

(iii) the date that is thirty (30) years after the recording of this Declaration in the Public Records.

**1.03 Multiple Ownership Interests.** In the event there is more than one Owner of a particular lot or Unit, the vote relating to such lot or such Unit shall be exercised as such Owners may determine between or among themselves, but in no event shall more than the total number of votes appurtenant to such lot or Unit be cast with respect to any issue. A vote cast at any Association meeting or by written consent by any of such Owners, whether in person or by proxy, shall be conclusively presumed to be the entire vote attributable to the applicable lot or Unit unless an objection is made at the meeting or in writing by another Owner of the same lot or Unit, in which event no vote will be counted with respect to such lot or such Unit except to determine the presence or absence of a quorum.

**1.04 Voting.** Unless a greater than simple majority of the membership is specified as being required in the Articles, these Bylaws or the Declaration, such as the unanimous vote of all Members required to terminate and dissolve the Association pursuant to Section 12.04 of the Declaration, the vote or approval of the Members shall require the approval of a simple majority of all eligible and outstanding Members' votes present in person or by proxy at a meeting of the Members at which a quorum is present.

**1.05 Records of Ownership.** Every Owner shall promptly cause to be duly filed in the Public Records the conveyance document (or in the case of a contract buyer, a copy of the sales contract or notice of interest) to him of his lot or Unit and shall file a copy of such conveyance document with the Association along with the email address for the Owner of the Unit. The Association shall maintain a record of ownership of the lots and Units. Any Owner who mortgages his or her lot or Unit or any interest therein shall notify the Association of the name and address of the Mortgagee and also of the release of such Mortgage; and the Association shall maintain all such information in the records of ownership. The Association may at any time obtain and rely on information from the Public Records regarding the Owners and Mortgagees of lots and Units.

**1.06 Place of Meeting.** Meetings of the Association shall be held at such suitable place convenient to the Owners as may be designated by the Association in the notice thereof. Any meeting, including any annual meeting, may, if determined by the Board, be held by telephone or video conference, and those participating by telephone or video conference included in determining the presence of a quorum, so long as all of those participating by telephone or video conference can hear, and be heard by, all of the participants in the meeting.

1.07 **Annual Meetings.** Annual meetings of the membership of the Association shall be held each year beginning in the year this Declaration is recorded in the Public Records on such month, day and time as is set forth in the notice thereof; *provided, however*, that after the first such annual meeting, a month other than the month of the initial meeting may be chosen if it is deemed by the Board to be more convenient. At such annual meetings there shall be elected members of the Board of Directors, as needed, pursuant to the provisions of this Declaration. Financial and budget reports shall also be presented at such meetings as well as other business of the Association properly placed before each meeting.

1.08 **Special Meetings.** The President shall call a special meeting of the Owners as directed by a resolution of the Board or on a petition signed by Owners holding at least twenty-five percent (25%) of the total votes of the Association and having been presented to the Secretary.

1.09 **Notice of Meetings.** The Association shall mail a notice of each annual or special meeting stating the purpose thereof as well as the time and place of the meeting to each Owner of record at least ten (10), but not more than thirty (30), days prior to such meeting. The mailing of notice by prepaid U.S. Mail or by delivery in person shall be considered notice served. Owners may elect to receive notices of meetings by email, in which event notice to such Owner by email shall be deemed notice of such meeting.

1.10 **Quorum.** Except as otherwise provided in the Declaration, Owners present in person or by proxy at any membership meeting duly called pursuant to notice shall constitute a quorum at all meetings, both annual and special.

1.11 **Officers.** The Association shall have a President, a Vice President, a Secretary and a Treasurer, all of whom shall be elected by and from the Board. The Board may, if needed, appoint an Assistant Secretary and Assistant Treasurer. Only the offices of Secretary and Treasurer may be filled by the same person. The officers shall be elected by the Board in an organizational meeting of the Board following each annual meeting of Owners at which the new Board has been elected; *provided, however*, that until the Board is elected by the Owners pursuant to Section 1.13 below, the officers will be appointed by Declarant.

(a) **President.** The President shall be the chief executive officer of the Association and shall preside at all meetings of the Association and of the Board. The President shall have all of the general powers and duties that are usually vested in the office of president of a similar type association.

(b) **Vice President.** The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither

the President nor Vice President is able to act, the Board shall appoint some other member of the Board to do so on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed on him by the Board.

(c) **Secretary.** The Secretary shall keep the minutes of all meetings of the Board and the minutes of all meetings of the Association. The Secretary shall have charge of such books and records as the Board may direct and shall, in general, perform all duties incident to the office of secretary of a similar type association.

(d) **Treasurer.** The Treasurer shall have responsibility for Association funds and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. The Treasurer, or their designee, shall be responsible for the deposit of all money and any other valuable effects in the name and to the credit of the Association in such depositories as may from time to time be designated by the Board.

**1.12 Initial Composition of Board; Declarant Control.** Declarant alone shall have the right to select the initial Board of Directors and to determine the number of at-large Directors in Declarant's sole discretion, none of whom need be Owners. Such right of the Declarant to appoint any number of at-large Directors to the Board shall remain vested in Declarant until the termination of the Class B voting rights on the Change of Control Date as provided in Section 1.02(e) above, at which time the Association shall proceed to elect all members of the Board in accordance with the Bylaws as set forth in Section 1.13 below.

**1.13 Board of Directors; Owner Control; Composition, Election, Vacancies.** Subject to the provisions of Section 1.12 above, the Board shall be composed of at least three (3) but not more than five (5) Directors, each of whom shall be an Owner (or an officer, director, or agent of a non-individual Owner). The number of Directors may be changed by the vote of the Members at the first meeting of the Association after the Change in Control Date. At the first meeting of Owners to elect a Board of Directors, one shall be elected to a three-year term, one to a one-year term, and the remainder to a two-year term.

**1.14 Indemnification of Board.** To the fullest extent permitted by law, each of the Directors and officers of the Association shall be indemnified and held harmless by the Association against all costs, expenses, and liabilities whatsoever (excluding fraudulent and/or criminal actions) including, without limitation, attorneys' fees reasonably incurred in connection with any proceeding in which such Director or officer may become involved by reason of being or having been a member of the Board or officer of the Association. Expenses incurred by a Director or officer of the Association in defending a civil or criminal action, suit, or proceeding shall be paid by the Association in advance of the final disposition of such action, suit, or proceeding upon receipt of an undertaking by or on behalf of the Director or officer to repay

such amount if it shall be ultimately determined that he or she is not entitled to be indemnified by the Association. The indemnification and advancement of expenses provided by or granted pursuant to this Section 1.14 shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any law, bylaw, agreement, vote of Members or disinterested Directors, or otherwise, both as to action in his or her official capacity and as to action in another capacity while holding such office. The Association shall have power to purchase and maintain insurance on behalf of any person who is or was a Director or officer of the Association against any liability asserted against him or her and incurred by him or her in any such capacity or arising out of his or her status as such, whether or not the Association would have the power to indemnify him or her against such liability under the provisions of this Section 1.14.

1.15 **Board Meetings, Quorum, Board Action.** The Board may establish its rules for meetings, whether regular or special, including attendance by telephone or video conference. A majority of current Board members shall constitute a quorum. The action of a majority or those Directors attending a meeting at which a quorum is present shall be sufficient to constitute the action of the Board. Action by consent shall require the unanimous consent of all current Directors.

## ARTICLE 2 DUTIES AND POWERS OF THE ASSOCIATION

2.01 **Duties of the Association.** Without limiting any other duties which may be imposed upon the Association by the Articles, these Bylaws or the Declaration, the Association shall have the obligation and duty to do and perform each and every one of the following for the benefit of the Owners and the City and for the maintenance and improvement of the Community:

- (a) The Association shall accept all Owners as Members of the Association.
- (b) The Association shall accept title to all Common Areas conveyed to it, whether by Declarant or by others, *provided* the same is free and clear of liens and encumbrances.
- (c) The Association shall maintain, repair and replace as necessary any and all Common Areas, including without limitation any roads within the Community that have not been dedicated to and accepted by the City.
- (d) The Association shall maintain all landscaping and plantings upon the Common Areas of the Community.

(e) To the extent not assessed to or paid by the Owners directly, the Association shall pay all real property taxes and assessments levied upon any portion of the Common Areas, *provided* that the Association shall have the right to contest or compromise any such taxes or assessments.

(f) The Association shall obtain and maintain in force the policies of insurance required of it by the Declaration.

(g) The Association may employ a responsible corporation, partnership, firm, person or other entity as the Managing Agent to manage and control the Common Areas, subject at all times to direction by the Board, with such administrative functions and powers as shall be delegated to the Managing Agent by the Board. The compensation of the Managing Agent shall be reasonable and as specified by the Board. Any agreement appointing a Managing Agent shall be terminable by either party, with or without cause and without payment of any termination fee, upon ninety (90) days' written notice thereof; and the term of any such agreement shall not exceed two (2) years, renewable by agreement of the parties for successive periods of two (2) years each. Any Managing Agent may be an agent or employee of the Association or an independent contractor, as the Board deems appropriate.

**2.02 Powers and Authority of the Association.** The Association shall have all the powers set forth in the Declaration, Articles, Rules and Regulations and Bylaws, together with its general powers as a nonprofit corporation, and the power to do any and all things which may be authorized, required or permitted to be done by the Association under and by virtue of the Declaration, Articles, Rules and Regulations or the Bylaws, including the power to levy and collect assessments as therein provided. Without in any way limiting the generality of the foregoing, the Association shall have the following powers:

(a) At any time and from time to time and without liability to any Owner for trespass, damage or otherwise, to enter upon any lot or Unit for the purpose of maintaining and repairing such lot or Unit or any Improvement thereon if for any reason the Owner fails to maintain and repair such Unit, lot or Improvement as required herein. The Association shall also have the power and authority from time to time in its own name, on its own behalf, or in the name and behalf of any Owner or Owners who consent thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of the Declaration, the Bylaws or Rules and Regulations or to enforce by injunction, fine, or otherwise all of the provisions of the Declaration, the Bylaws and Rules and Regulations.

(b) In fulfilling any of its duties under the Declaration, including its duties for the maintenance, repair, operation or administration of the Common Areas (or lots or

Units to the extent necessitated by the failure of the Owners of such Units and lots) or in exercising any of its rights to construct Improvements or other work upon any of the Common Areas, the Association shall have the power and authority to obtain, contract and pay for, or otherwise provide for:

- (i) Construction, maintenance, repair and landscaping of the Common Areas on such terms and conditions as the Board shall deem appropriate;
- (ii) Such insurance policies or bonds as the Board may deem appropriate for the protection or benefit of the Association, the members of the Board and the Owners;
- (iii) Such utility services related to the Common Areas as the Board may from time to time deem necessary or desirable;
- (iv) The services of architects, engineers, attorneys and certified public accountants and such other professional or nonprofessional services as the Board may deem desirable;
- (v) Fire, police and such other protection services as the Board may deem desirable or the benefit of the Owners or any portion of the Community; and
- (vi) Such materials, supplies, furniture, equipment, services and labor as the Board may deem necessary.

**2.03 Association Rules and Regulations.** The Board from time to time, upon thirty (30) days notice to the Owners, and subject to and not inconsistent with the provisions of the Declaration or the Bylaws, may adopt, amend, repeal and enforce reasonable Rules and Regulations governing, among other things: (a) the use of the Common Areas; (b) the use of any streets, driveways or parking areas owned by the Association; (c) the collection and disposal of refuse; (d) uses and nuisances pertaining to the Community; and (e) the fines assessed for violations of the Declaration or the Rules and Regulations; all (f) other matters concerning the use and enjoyment of the Property and the conduct of Owners and their invitees within the Community.

**2.04 Limitation of Liability.** To the full extent permitted by law, and except as limited under Utah Code Section 16-6a-823(b), no Director, officer of the Association, or Managing Agent, shall be personally liable to the Association or any Owner, Guest, lessee or any other person for any matter arising out of or relating to the Actions or status of the Director, officer as a Director, officer of the Association or Managing Agent.



2.05 **Incorporation by Reference.** To the extent reasonably applicable, the provisions of the Declaration are hereby included as part of the Bylaws of the Association, including without limitation the provisions of Sections 12.01 through 12.03, 12.05 through 12.07, 12.09 through 12.11, and 12.16 through 12.18 of Article 12 of the Declaration.